

## South Somerset District Council

**Minutes** of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 1 March 2017.**

(4.00 - 5.10 pm)

**Present:**

**Members:** Councillor Peter Gubbins (Chairman)

John Clark (until 4.30pm)	Graham Oakes
John Field	Wes Read
Nigel Gage	David Recardo
Andy Kendall	Gina Seaton
Sarah Lindsay	Peter Seib
Mike Lock	Alan Smith
Tony Lock	Rob Stickland

**Officers:**

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Helen Rutter	Assistant Director (Communities)
Andrew Tucker	Conservation Officer
David Norris	Development Manager
Nena Beric	Project Manager, SCC
Natalie Fortt	Area South Development Lead

*NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.*

---

### **128. Minutes of previous meeting (Agenda Item 1)**

The minutes of the Area South Committee held on 1<sup>st</sup> February 2017 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

---

### **129. Apologies for absence (Agenda Item 2)**

Apologies for Absence were received from Councillors Cathy Bakewell and Kaysar Hussain.

Councillor John Clark wished it noted that due to the change to a 4.00pm start time he would have to leave the meeting early due to a prior appointment.

---

### **130. Declarations of Interest (Agenda Item 3)**

There were no Declarations of Interest.

---

### **131. Public question time (Agenda Item 4)**

There were no questions for members of the public.

---

### **132. Chairman's announcements (Agenda Item 5)**

There were no Chairman's Announcements.

---

### **133. Reports from representatives on outside organisations (Agenda Item 6)**

Councillor John Clark on behalf of the Westfield Community Association informed members that over 1600 people joined online for the 'live' Twitter and Facebook feed on the topic of Energy Advice that recently took place. He also informed members that there had been no further response regarding the Lottery bid for the Community Hall but local fundraising had now started including the distribution of leaflets.

Councillor David Recardo informed member that the new car park at Yeovil Hospital is due to open on 22<sup>nd</sup> March 2017. The existing car park will no longer be available for public use from this date and the new multi-storey car park will provide 650 spaces for patients, visitors and staff. The new car park will be barrier-controlled, and uses pay-on-exit system.

---

### **134. One Public Estate Programme - Proposals for South Somerset (Agenda Item 7)**

Nena Beric the Project Officer from Somerset County Council introduced herself to the committee and with the aid of slides proceeded to present the report as detailed in the agenda. She explained the progress and approach to undertake a feasibility study to support the creation of a multi service hub in Yeovil. This included:

- Background – an initiative managed by the Cabinet Office Government Property Unit (GPU) and Local Government Association (LGA) and allocation of £100,000 for development of multi-agency advice hubs in Yeovil and Chard.
- Benefits/Outcome – Customers accessing multiple services across fewer buildings.
- Hub Definitions/principles – To allow customers being able to access services in one place and offer self-serve where appropriate.
- Buildings in scope – The main two being SCC Library and Petters House, however the prospect of other buildings being a possibility.
- Potential services the hub could deliver.

She explained the proposed approach and anticipated that the outline feasibility report and recommendations will be brought back to the Area South committee in the spring.

In response to questions the Project Manager and Assistant Director, Communities advised members:

- The success of a pilot already undertaken in Glastonbury although appreciated this was a different model and not on such a large scale.
- As a partnership with Somerset County Council, SSDC have made clear their aspirations and specifications to ensure the excellent services necessary for the public.
- Appreciated the need to ensure all potential building space is considered and the need to understand the space required.

During a short discussion members supported the approach being taken for a feasibility study but asked that appropriate work be undertaken to ensure the correct mix of services are provided and that costs and savings are fully explored.

**RESOLVED:**

That member's noted and supports the approach being taken to establish the viability of a multi-agency hub in Yeovil.

(voting: unanimous)

---

**135. Area South Forward Plan (Agenda Item 8)**

The Assistant Director, Communities informed members that the Community Health & Leisure Service Update report would be brought to the April committee. She made no further updates to the report.

Members made no further requests to the Forward Plan.

- RESOLVED:**
- (1) that the Area South Forward Plan and the comments of Members be noted.
  - (2) that the reports identified by Members be added to the Area South Forward Plan.

*(Voting: Without dissent)*

---

**136. Schedule of Planning Applications to be Determined by Committee (Agenda Item 9)**

Members noted the Schedule of Planning Applications.

---

**137. Planning Application 17/00128/R3D - Yeovil Innovation Centre Copse Road Brympton (Agenda Item 10)**

The Area Lead South presented the application as detailed in the agenda and with the aid of a power point gave a presentation showing the site and proposed plans.

He explained to members that comments had now been received from the Highways Authority and following these comments he proposed a suggested amendment to his

recommendation and the inclusion of additional conditions: With the aid of a powerpoint slide he highlighted to members these amendments as follows:

Grant planning permission subject to the prior completion of a legal agreement between SSDC as applicant and SCC as Highway Authority to secure a Travel Plan and the footway/cycleway extension at Lufton Way with the additional highways conditions:

- The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.
- The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.
- Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.
- No work shall commence on the development site until the developer has submitted and had approved by the Local Planning Authority details of the footway to be provided along Copse Road and Lufton Way. No part of the development hereby permitted shall be occupied until the approved footway has been constructed.
- Note: The provision of these footway works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.

The Area South Lead believed the proposed condition regarding the Construction Traffic Management Plan a little onerous and asked that members decide whether they wished this condition to be imposed.

He explained the key considerations of the application and concluded that his recommendation was to approve the application for reasons as set out in the agenda report and with the amendment to his recommendation as previously read.

Councillor Sarah Lindsay, Ward member considered the application to be in a good location and noted the support of Brympton Parish Council. Her only concern was the protection of the surrounding trees and asked that necessary conditions be imposed to ensure these trees remain.

Councillor Peter Seib, Ward member raised concern over the missed opportunity of a town centre location. Nonetheless he appreciated the addition of the extension to this facility and therefore believed overall it to be an acceptable proposal.

During a short discussion members considered this application along with the proposed road layout alterations to be acceptable and in a suitable location. However they were disappointed that the proposed Photovoltaic panels were only a proposal for potential future use and not part of this application.

It was then proposed and subsequently seconded to approve the application as per the officer's amended recommendation with the inclusion of the additional conditions as read out by the Area South Lead. On being put to the vote this was carried unanimously.

**RESOLVED:**

That application **17/00128/R3D** be approved subject to the prior completion of a legal agreement between SSDC as applicant and SCC as Highway Authority to secure a Travel Plan and the footway/cycleway extension at Lufton Way.

**Grant planning permission for the following reason:**

01. The proposal represents sustainable development that aims to improve the economic condition of the area, is of a design that is distinctive and inventive and development which respects the character of the area and causes no operational issues to the adjacent airfield or the local highway network in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS3, SS6, YV4, EP2, EP3, EQ1, EQ2, EQ3, EQ4, EQ7, TA1, TA4, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - a) Location Plan (drawing number -YIC2/PL/01)
  - b) Proposed Site Plan (drawing number - YIC2/PL/02)
  - c) Proposed Ground Floor Plan (drawing number YIC2/PL/03)
  - d) Proposed First Floor Plan (drawing number YIC2/PL/04)
  - e) Proposed Elevations (drawing number YIC2/PL/08)
  - f) Proposed Roof Plan (drawing number YIC2/PL/05)Reason: For the avoidance of doubt and in the interests of proper planning.
03. The development hereby approved shall not be used other than for those activities which fall within the definition of Use Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. During occupation of the development, floor area will be devoted to, and available for activities which fall within, Use Class B1c.  
Reason: In the interests of clarity for the avoidance of doubt and in the interests of proper planning.
04. Prior to their specific use in the development hereby approved particulars of the following shall have been submitted to and approved in writing by the Local Planning Authority;

- a) specific finish and colour (including the provision of samples) to be used for all external walls; the perimeter guarding; gutter and fascia system; windows and doors and brise soleil; and
- b) details of hard and soft landscaping.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.

05. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time during the construction phase of the development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land to accord with the aims and objectives of the National Planning Policy Framework and policy EQ7 of the South Somerset Local Plan.

06. No works shall be carried out until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker or management company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with the National Planning Policy Framework

- the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).
07. Prior to commencement of any works, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures, including tree protection fencing and signage; shall be prepared, installed and made ready for inspection. The locations and suitability of the tree protection measures shall be inspected by the Tree Officer and confirmed in-writing by the Local Planning Authority to be satisfactory prior to commencement of the development. The approved tree protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing/signage may only be moved or dismantled with the prior consent of the Local Planning Authority in-writing.  
Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with policies EQ2 and EQ4 of the South Somerset Local Plan.
08. A scheme shall be submitted to and approved by the Local Planning Authority for the upgrade of the consolidated surface, to be used initially as a contractors compound and then permanent parking for the development hereby approved. The 'upgrade scheme' shall include details of kerbing, surfacing, lighting, drainage and hedge/tree planting. The scheme shall be fully implemented before the first use as car parking.  
Reason: To maintain the character and appearance of the area and provide safe, useable car parking to accord with policies TA5, TA6 and EQ2 of the South Somerset Local Plan.
09. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan. Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.
10. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.  
Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.
11. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.
12. No work shall commence on the development site until the developer has submitted and had approved by the Local Planning Authority details of the footway to be provided along Copse Road and Lufton Way. No part of the development hereby permitted shall be occupied until the approved footway has been constructed.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

**Informatives:**

01. A site meeting between the appointed Project Manager/Building Contractors and the Council's Tree Officer is advised to be arranged prior to the commence of work to detail the scheme required by Condition 07, please contact Mr Phil Poulton on 01935 462670.
02. The provision of these footway works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.

(voting: unanimous)

---

**138. Exclusion of Press and Public (Agenda Item 11)**

**RESOLVED:**

that the following item be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under Paragraph 3: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)."

---

**139. Historic Buildings at Risk - Confidential Report (Agenda Item 12)**

The Conservation Officer summarised the agenda report, which outlined the work of the Conservation Team in respect of historic buildings at risk and updated members on current cases in Area South. The Committee was asked to note and comment on the report.

The Conservation Officer, with the aid of photographs, then detailed a number of examples of case work relating specifically to historic buildings at risk in Area South.

The Conservation Officer responded to members' questions on points of detail regarding specific cases. The Conservation Officer and Area South Lead also explained to members the current situation relating to a particular building of interest within Area South and noted their concerns.

**NOTED**

---

.....  
Chairman

.....  
Date