

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held in the **Council Chamber, Council Offices, Brympton Way, Yeovil** on **Wednesday 3 January 2018**.

(4.00 - 5.52 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell	Graham Oakes
John Clark	Wes Read
John Field	David Recardo
Nigel Gage	Gina Seaton
Andy Kendall	Peter Seib
Sarah Lindsay	Alan Smith
Mike Lock	Rob Stickland
Tony Lock	

Officers:

Martin Woods	Director (Service Delivery)
Helen Rutter	Communities Lead
Simon Fox	Lead Specialist (Planning)
Natalie Fortt	Area Development Lead South
Rebecca McElliott	Economic Development Officer
Angela Cox	Democratic Services Specialist

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

51. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 29th November 2017 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

52. Apologies for absence (Agenda Item 2)

There were no apologies for absence.

53. Declarations of Interest (Agenda Item 3)

There were no declarations of interest made.

54. Public question time (Agenda Item 4)

Mr G Tucker, a resident of Mitchelmore Road, Yeovil, spoke in support of Agenda item 7: Houses in Multiple Occupation (HMO's). He said local residents were concerned at the imbalance of the number of properties being converted into HMO's when 3-bed houses were ideal for families and first time buyers. He referred to the loss of a car park and the surrounding streets having to absorb the additional on-street car parking. He concluded by asking Members to support to the introduction Article 4 Direction for that area.

55. Chairman's announcements (Agenda Item 5)

There were no announcements from the Chairman.

56. Reports from representatives on outside organisations (Agenda Item 6)

Councillor John Clark reported that the Westfield Community Association had been conditionally awarded £500,000 by the Big Lottery' Reaching Communities (Buildings) Fund towards a new Community Centre in the Westfield area of Yeovil. He thanked the Area South Committee and the Neighbourhood Development Officer for their assistance in making the successful bid.

57. Houses in Multiple Occupation (HMO's) (Agenda Item 7)

The Area Lead Officer, Development Management introduced the report and advised that following correspondence from local residents and his own observations of the area, his report asked if Members wished to embark on an extension to Zone 2 of the Article 4 Direction for Houses in Multiple Occupation in Yeovil to include Mitchelmore Road, Roping Road, Kingston View & parts of Sparrow Road. He noted that he had consulted with colleagues within the Housing and Environmental Health services who had both voiced their concerns that the order could force HMO landlords to move to other areas when SSDC had a duty to assist eligible homeless people, particularly single people who required HMO accommodation. They had also noted that it discouraged good, responsible landlords from creating new HMO properties for letting.

In response to questions from Members, the Area Lead Officer, Development Management advised:-

- A license was required for HMO properties over 3 storeys high because of fire regulations.
- The financial implications would be similar to previous Article 4 Directions with the consultation and 12 month lead in period mitigating any compensation claims.
- The Article 4 Directions were largely self-policing as local estate agents were aware of the areas they covered and advised potential purchasers accordingly.
- The current number of unoccupied HMO rooms within properties was not known and the licensing regime did not capture all HMO properties.

During discussion, some concern was expressed that the officers comments from the Housing and Environmental Health services should be further investigated through a focussed discussion, however, the majority of Members were supportive of extending the existing HMO Zone 2 to include Mitchelmore Road, Roping Road, Kingston View & parts

of Sparrow Road. This was because of car parking issues and the need to ensure balanced communities within the town.

At the conclusion of the debate, it was noted that the Article 4 Direction would not prevent any further HMO properties within the areas identified but would control them. It was proposed and seconded to instruct officers to 'make' a new Yeovil HMO (Houses in Multiple Occupation) Article 4 Direction covering Mitchelmore Road, Roping Road, Kingston View and to extend the area proposed in the officer's report to include all properties to the south of Sparrow Road to its junction with Mudford Road. On being put to the vote, the proposal was carried (voting: 13 in favour, 0 against, 2 abstentions).

RESOLVED: That Area South Committee agreed to:-

- a. Instruct officers to 'make' a new Article 4 Direction by extending the existing Article 4 Direction Yeovil HMO (Houses in Multiple Occupation) to cover Mitchelmore Road, Roping Road, Kingston View and all properties to the south of Sparrow Road to its junction with Mudford Road;
- b. Carry out the required consultations and publicity as set out in the relevant legislation with a view to the Article 4 Direction as amended coming into force later in 2018.

Reason: To confirm the enlargement of the Yeovil HMO (Houses in Multiple Occupation) Article 4 Direction.

(Voting: 13 in favour, 0 against, 2 abstentions)

58. Area South Forward Plan (Agenda Item 8)

The Chairman noted that the Yeovil Western Corridor update presentation may be put back by one month (subject to officer availability) as no significant progress on the project had been made.

In response to a question, the Chairman advised that the SSDC Council Plan and Annual Action Plan 2018-19 would be emailed to all Members for their comments, prior to presentation at District Executive and Council.

- 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)

59. Appeals (Agenda Item 9)

Members noted the report of planning appeals lodged, allowed and dismissed.

60. Exclusion of Press and Public (Agenda Item 10)

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).

61. Yeovil Refresh - Confidential (Executive Decision) (Agenda Item 11)

The Director for Service Delivery introduced the report to Members and explained the need for a strategic overview of the town through the Yeovil Refresh document.

During a lengthy discussion Members made several suggestions for inclusions to the document and the Director for Service Delivery responded to their questions on points of detail.

At the conclusion of the debate, Members agreed that the Yeovil Refresh document be released for public consultation and also agreed to reallocate the capital funding identified in the report towards the delivery of the Yeovil Refresh projects.

RESOLVED: That Area South Committee:-

- a. discussed the draft Yeovil Refresh document and confirmed that it be released for public consultation;
- b. agreed to reallocate the capital funding identified in the report towards the delivery of the Yeovil Refresh projects.

Reason: To discuss and approve the release of the Yeovil Refresh document for public consultation and to approve the reallocation of Area South capital reserves to support the delivery of a range of projects identified in the report.

(Voting: unanimous in favour)

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Chairman

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Date