

Meeting AN 02M 10/11
Date 26.05.10

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the Millennium Hall, Seavington on **Wednesday 26 May 2010**.

(2.00pm – 3.40pm)

Present:

Members: Patrick Palmer (Chairman)

Ann Campbell
Tony Carvin
Roy Mills
Derek Nelson

Paull Robathan
Keith Ronaldson
Jo Roundell Greene

Sylvia Seal
Sue Steele
Derek Yeomans

Somerset County Councillors

John Bailey

Officers:

Charlotte Jones	Area Development Manager (North)
Angela Watson	Senior Solicitor
David Norris	Development Manager
Chris Malcolmson	Housing Standards Officer
Teresa Oulds	Community Regeneration Officer (North)
Becky Sanders	Committee Administrator
Neil McWilliams	Assistant Highway Service Manager (SCC)

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

4. Minutes (Agenda item 1)

The minutes of the meeting held on 28 April 2010, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

5. Apologies for Absence (Agenda item 2)

Apologies for absence were received from Councillors Jill Beale and Rupert Cox,

6. Declarations of Interest (Agenda item 3)

There were no declarations of interest at the start of the meeting. At the time the Affordable Housing Programme was being discussed, although there were no decisions to be made, Councillor Paull Robathan declared a personal interest as Chairman of Raglan Housing Association.

7. Date of next meeting (Agenda item 4)

The Chairman reminded members that the next meeting of the Area North Committee would be held on Wednesday 23 June 2010 at the Village Hall, Long Sutton.

8. Public Question Time (Agenda item 5)

There were no questions from members of the public.

9. Chairman's Announcements (Agenda item 6)

The Chairman informed the committee that:

- The Seavingtons Village Shop and Café, immediately adjacent to the Millennium Hall, was nearing completion, and members were welcome to look around the site after the committee meeting.
- A guided tour, for members, around the new South Petherton Hospital had been arranged for 9 June 2010 at 2.30pm.
- The re-scheduled members Core Strategy Workshop would take place on 7 July 2010 in the afternoon, at Long Sutton Golf Club.

The Chairman asked that a minute's silence be held in memory of Commander Peter Longhurst, who had recently died. He was an outstanding and popular character who would be sadly missed in Seavington.

10. Reports From Members (Agenda item 7)

Councillor Ann Campbell reminded members about the Migrant Worker surgeries. She also noted that the Citizens Advice Bureau had moved to new premises in Hendford, Yeovil and informed members that leaflets were available advising of the new address and opening times.

Councillor Paull Robathan informed members that the Annual General Meeting of the Local Strategic Partnership (South Somerset Together) would take place on 16 June 2010 at Long Sutton Golf Club, and that any parishes were welcome.

Councillor Jo Roundell Greene informed members that a presentation by students, who had been shadowing six district councillors, would take place on 8 June 2010, at 6pm in the Council Chambers. All councillors and interested parties were welcome to support the students who had put in a lot of effort.

Councillor Sylvia Seal commented that Ham Hill Country Park and Chard Reservoir had recently been inspected for the Green Flag award. The result was awaited and that if successful this would be the fourth year the parks have held the award. It was acknowledged that volunteers undertook much of the conservation work on the two sites.

11. Community Priorities for SSDC Services and Investment in Area North (Agenda item 8)

The Area Development Manager (North) introduced and summarised the agenda report. She commented that she would welcome feedback on the suggested priority areas for 2010/11, especially with regard to recent Government announcements on future savings to be made. It was noted that the finance outturn report in June would enable discussion of the Area North Capital Programme. The Area Development Manger (North) also explained that the finances had been agreed at full Council in February 2010 but were now due for clarification given the savings announced by Government on 24 May 2010.

In response to questions from members, the Area Development Manager (North) explained that the priorities in Appendix A were not in any particular sequence. She further noted that at different times, different things are of concern and priorities would vary depending on the person and the community.

One member suggested that members could commit to a priority and become a 'service priority champion'. In response, some members were concerned that finances were unclear at the current time, and that priorities could change depending on finances available or the timeframe to deliver projects. Others felt that although 'service priority champions' was a good idea, there could also be some duplication with other member responsibilities. Members noted that the Local Strategic Partnership (LSP) had a link with some of the priorities outlined in Appendix A.

In response to further comments and questions, the Area Development Manager (North) commented that the Area North priorities were about local issues and how they fed into other SSDC services, so that people were clear at parish and ward level, the issues that were of concern.

Following a brief and lively discussion, members were content to endorse the service priorities as shown in Appendix A of the agenda report.

RESOLVED: It was resolved that:

- (1) the Area North Committee endorse the service priorities for Area North 2010-11 as set out in the agenda report.
- (2) further clarification of arrangements for the 2010-11 service enhancement programme due from the Assistant Director (Communities) be noted.

Charlotte Jones, Area Development Manager (North)
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12. Area North – Affordable Housing Programme – Update Report (Agenda item 9)

(Councillor Paull Robathan declared a personal interest as Chairman of Raglan Housing Association).

The Area Development Manager (North) introduced the report and reminded members that at a previous meeting it had been requested that details were provided to the committee about different types of tenure for affordable housing. It was also noted that a representative from Hastoe Housing Association, who also had understanding of Community Land Trusts, would attend Area North Committee in June for the report on Affordable Housing.

The Development Manager commented that it was currently a time of uncertainty regarding subsidies. Long Load was the only scheme in Area North still awaiting confirmation of funding. The source of funding for the aspired schemes in Norton Sub Hamdon and Long Sutton was unknown.

The Development Manager noted that members understood and knew the complexities of bringing an affordable housing scheme to fruition. He acknowledged that the process took time and there was little that could be done to speed up the process. The Area Development Manager (North) further commented that savings in time had been achieved in some parishes for parts of the process.

After the ensuing, brief discussion, the Area Development Manager (North) confirmed that a representative for Hastoe Housing Association would attend the Area North Committee in June. If members had any specific questions, they were requested to forward them to the Area Development Manager (North) prior to the meeting.

RESOLVED: It was resolved that:

- (1) The report be noted.
- (2) The background information in Appendix B of the agenda report, and the planned item to discuss different models for affordable housing schemes for June 2010, suggesting key questions for discussion, be noted.
- (3) A number of larger schemes include further community benefits other than affordable housing within the section 106 agreement, be noted.

Charlotte Jones, Area Development Manager (North)
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13. Area North Working Groups and Outside Bodies – Appointment of Members 2010-11 (Executive Decision) (Agenda item 10)

The Area Development Manager reminded members that the committee established the Youth Facility and Play Area Steering Group some years ago which aimed to monitor the progress of projects in the youth and play facilities programme. For various reasons, including corporate rather than area financing, the group had not functioned for some time.

Members noted that section 106 obligations were in place with provision for youth and play, and that the Audit Committee regularly monitored the progress of such obligations with Development Management. It was commented that the group was not necessary, as any issues or aspirations within parishes would be known by the ward member. In response, the Area Development Manager (North) reminded the committee that they would continue to monitor progress of schemes through quarterly finance reports.

Councillor Paul Robathan commented that he no longer wished to be the representative for the Levels and Moors Local Action Group Executive Committee (LARC). The Area Development Manager (North) explained that a member level appointment was required but it didn't have to be a member of the Area North Committee but could be a member from Area East. No nominations were received for a representative for LARC, and this would be considered further with the Area Development Manager (North) who is also a member of the LARC Executive Committee.

Councillor Roy Mills explained that meetings of the Huish Episcopi Sports Centre Management Committee had been reconvened and there was a need to appoint two members. He noted that pre-2009 the members appointed had been himself and Councillor Derek Nelson. Members agreed that they should be re-appointed.

RESOLVED: It was resolved that:

- (1) The internal working group listed in the agenda report (Youth Facility and Play Area Steering Group) would not be re-established. The Area Committee to continue to monitor progress of schemes through quarterly finance reports and through ward member involvement at a local level.
- (2) No members be appointed to serve on the internal working group for the municipal year 2010-11.
- (3) (i) No nominations were received for a representative for the Somerset Levels and Moors Local Action Group Executive Committee (LARC), and this would be considered further with the Area Development Manager (North) who is also a member of the LARC Executive Committee.

(ii) That the following members be appointed to the outside bodies for 2010/11 as listed below:

Reason To appoint district council representatives to working groups and outside organisations.

Outside Bodies	2010/11 Representatives
Abattoir Liaison Group (Huish Episcopi)	Roy Mills Derek Yeomans
Community Safety Area Action Panel (Area North)	Sue Steele
Somerset Levels and Moors Local Action Group Executive Committee	To be confirmed
Martock M3 Community Partnership	Ann Campbell
Somerset Waterways Advisory Committee	Patrick Palmer
South Somerset Disability Forum	Ann Campbell
Langport and Somerton Links Service Steering Group	Derek Yeomans
Strode College Community Education Advisory Committee	Tony Canvin
Ridgway Hall Management Committee (Langport)	Roy Mills
Huish Episcopi Sports Centre Management Committee	Roy Mills Derek Nelson

(Voting: Unanimous in favour)

*Angela Cox, Democratic Services Manager
angela.cox@southsomerset.gov.uk or (01935) 462148*

14. Revised Scheme of Delegation – Development Control Nomination of Substitutes for Chairman and Vice-Chairman for 2010-11 (Executive Decision) (Agenda item 11)

RESOLVED: That in line with the Development Control Scheme of Delegation, Councillors Paull Robathan and Tony Canvin, be appointed to act as substitutes for the municipal year 2010/11 for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Reason: To appoint two substitute members for the Chairman and Vice Chairman to make decisions in their absence during 2010/11 in line with the Development Control Scheme of Delegation.

(Voting: Unanimous in favour)

*David Norris, Development Manager – 01935 462382
david.norris@southsomerset.gov.uk*

15. Area North Committee Forward Plan (Agenda item 12)

Members were content to note the forward plan.

RESOLVED: That the report be noted.

*Becky Sanders, Committee Administrator
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16. Planning Appeals (Agenda item 13)

The Committee noted the details contained in the agenda report, which informed members of planning appeals that were lodged, dismissed or allowed.

RESOLVED: That the report be noted.

*David Norris, Development Manager – 01935 462382
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17. Exclusion of Press and Public (Agenda item 14)

RESOLVED: That the following item be considered in closed session by virtue of the Local Government Act 1972, schedule 12A under paragraphs:

1. information relating to an individual, and
6. information which reveals that the authority proposes:
 - To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - To make an order or direction under any enactment

18. Planning Enforcement Action – Confidential (Executive Decision) (Agenda item 15)

Members considered the confidential report which was summarised by the Community Regeneration Officer (North), Housing Standards Officer and Development Manager.

- RESOLVED:**
- (1) That Area North Committee support the serving of a section 215 notice by an SSDC Enforcement Officer as authorised by the Assistant Director (Economy), on the owner of the property identified in the confidential committee report, subject to a final warning letter and a section 330 notice being issued prior to the section 215 notice.
 - (2) That the provision of £17,500 from the Area North Reserves be approved to cover the cost of SSDC carrying out the remedial works if the owner fails to comply with the schedule that would accompany the section 215 notice (should it need to be issued), on the understanding that there may be a delay in reclaiming this from the owner of the property identified in the confidential committee report.

Reason: To support the serving of a section 215 notice and approve financial provision for non-compliance on the property identified in the confidential committee report.

(Voting: Unanimous in favour)

*Teresa Oulds, Community Regeneration Officer (North)
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Chairman