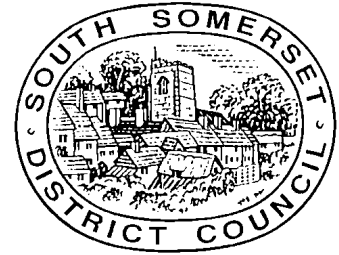


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 4th March 2015

2.00 pm

**Council Chamber
Council Offices,
Brympton Way,
Yeovil
BA20 2HT**

(disabled access is available at this meeting venue)



Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher 01935 462011**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 24th February 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

This information is also available on our website
www.southsomerset.gov.uk



INVESTORS IN PEOPLE

Area South Committee Membership

Peter Gubbins
Cathy Bakewell
Tim Carroll
John Vincent Chainey
Tony Fife
Marcus Fysh
Nigel Gage

Jon Gleeson
Dave Greene
Andy Kendall
Pauline Lock
Tony Lock
Ian Martin
Graham Oakes

Wes Read
David Recardo
John Richardson
Gina Seaton
Peter Seib

South Somerset District Council – Council Plan

Our focuses are: (all equal)

- Jobs – We want a strong economy which has low unemployment and thriving businesses.
- Environment – We want an attractive environment to live in with increased recycling and lower energy use.
- Homes – We want decent housing for our residents that matches their income.
- Health & Communities – We want communities that are healthy, self-reliant, and have individuals who are willing to help each other.

Scrutiny procedure rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Consideration of planning applications

Members of the public are requested to note that consideration of the planning applications will commence immediately after Item 6 at approximately 2.15pm. The public and representatives of Parish/Town Councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will attend Area South Committee six monthly in May and November from 1.30 pm to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted direct through Somerset Highways direct control centre on 0845 345 9155.

Members questions on reports prior to the meeting

Members of the committee are requested to contact report authors on points of clarification prior to the committee meeting.

Information for the Public

The Council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as "key decisions". Members of the public can view the council's Executive Forward Plan, either online or at any SSSC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman's discretion, members of the public are permitted to speak for up to up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area South Committee are normally held monthly at 2.00pm on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil.

Agendas and minutes of Area Committees are published on the Council's website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

The Council's Constitution is also on the web site and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the agenda co-ordinator named on the front page.

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council's Constitution.

Public Question Time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the chairman of the committee. Each individual speaker shall be restricted to a total of three minutes.

Planning Applications

Comments and questions about planning applications will be dealt with at the time those applications are considered, when planning officers will be in attendance, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant/Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Area South Committee

Wednesday 4 March 2015

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15th May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Tim Carroll, Tony Fife, Peter Gubbins, Ian Martin and Gina Seaton

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

This is a chance for members of the public and representatives of Parish/Town Councils to participate in the meeting by asking questions, making comments and raising matters of concern. Parish/Town Council representatives may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town. The public and representatives of Parish/Town Councils will be invited to speak on individual planning applications at the time the applications are considered.

5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

- 7. Schedule of Planning Applications to be Determined by Committee** (Pages 1 - 2)
- 8. Planning Application 15/00510/FUL - Box Factory Car Park South Street Yeovil** (Pages 3 - 8)
- 9. Hardington Mandeville Parish Council (Executive Decision)** (Pages 9 - 11)
- 10. Somerset Care and Repair (Executive Decision)** (Pages 12 - 14)
- 11. West Coker Commemoration Hall (Executive Decision)** (Pages 15 - 17)
- 12. Abbey Community Association (Executive Decision)** (Pages 18 - 19)
- 13. St Michaels Scout and Guide Hall (Executive Decision)** (Pages 20 - 21)
- 14. Area South Forward Plan** (Pages 22 - 24)
- 15. Planning Appeals (For Information Only)** (Page 25)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 7

Schedule of Planning Applications to be determined by Committee

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Control Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered at 2.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 1.45pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
8	YEOVIL (CENTRAL)	15/00510/FUL	The change of use for the siting of a storage container in relation to car wash facility (Revised Application) (GR 355947/115850)	Box Factory Car Park South Street Yeovil	South Somerset District Council

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 8

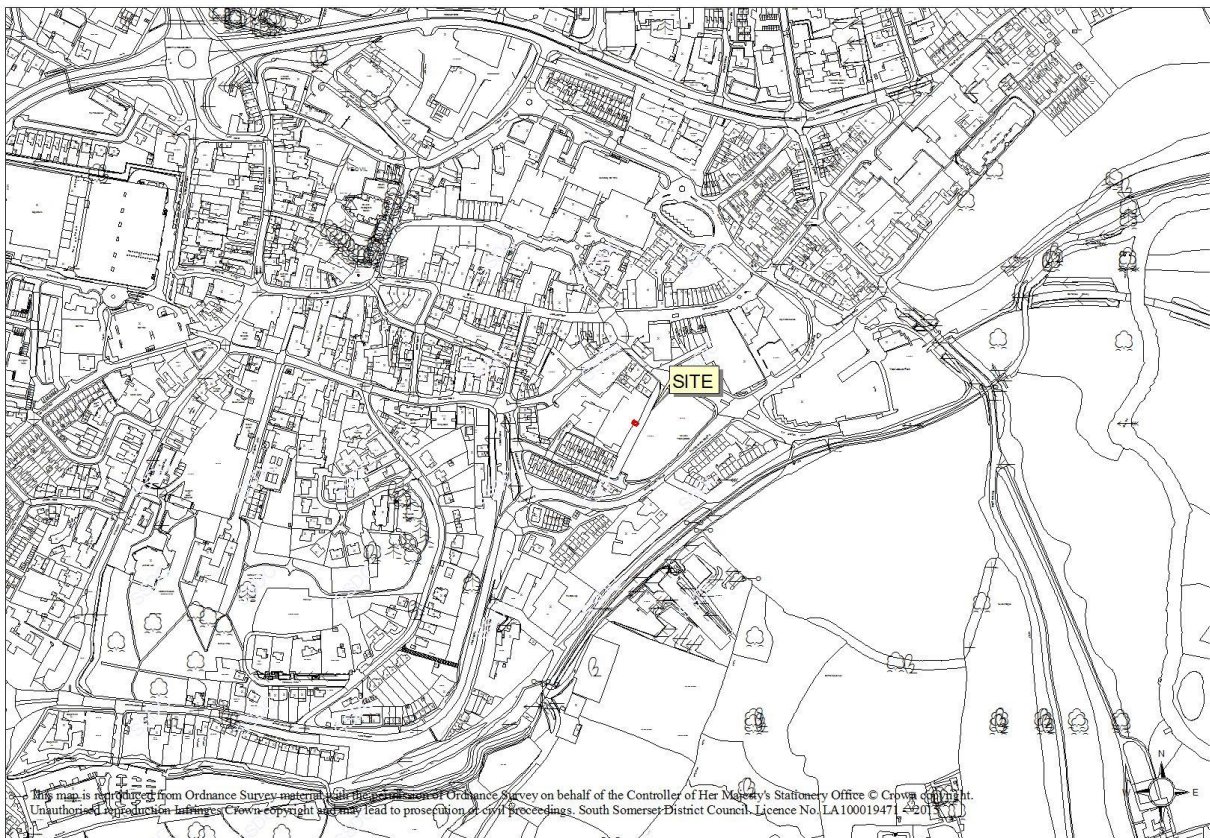
Officer Report On Planning Application: 15/00510/FUL

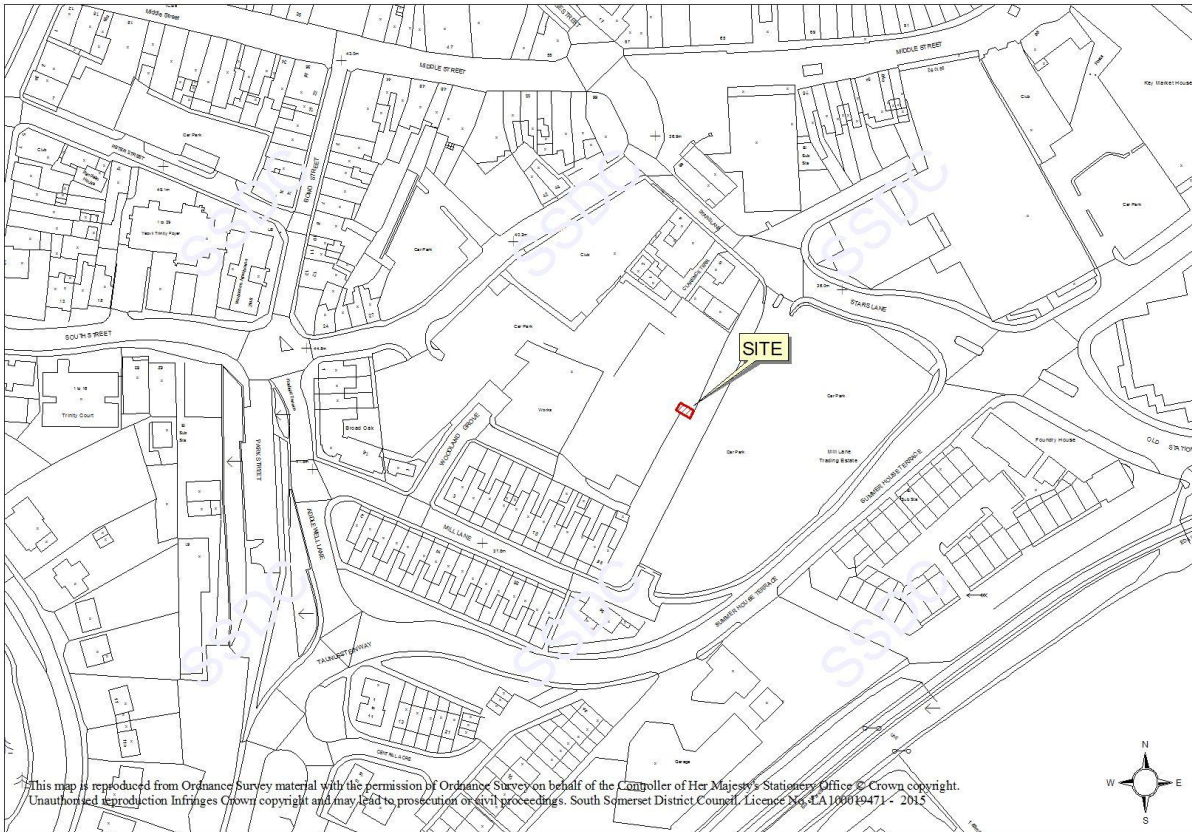
Proposal :	The change of use of land for the siting of a storage container in relation to car wash facility (Revised Application)(GR 355947/115850)
Site Address:	Box Factory Car Park South Street Yeovil
Parish:	Yeovil
Yeovil (Central) Ward (SSDC Member)	Cllr J Vincent Chainey Cllr A Kendall Cllr P Gubbins
Recommending Case Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	24th March 2015
Applicant :	South Somerset District Council
Agent: (no agent if blank)	Property And Engineering Services South Somerset District Council The Council Offices Brympton Way Yeovil Somerset BA20 2HT
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for Referral to Committee

This application is brought to Committee under the Council's adopted scheme of delegation as there are objections received and the applicant is South Somerset District Council and the application site is on land within their ownership.

Site Description and Proposal





The site is located between South Street, Woodland Grove and Stars Lane Public car park and backs onto Club Neo with vehicular access from South Street. The surroundings are mixed use but predominantly residential. Visible from the street and neighbouring properties, the site forms an area of 0.6 hectares and is effectively on two levels, the eastern side of the site sitting lower than the western side. The site has been highlighted in the document "Yeovil Urban Development Framework" report as a site, along with the adjacent Stars Lane car park, as having potential for future development as part of the Yeovil Vision Town Centre Strategy.

The application seeks a change of use of land to site a metal storage container, grey in colour, measuring 6.1 metres deep by 2.44 metres wide and 2.44 metres high. It is to be located against the boundary wall on the north east boundary on the lower level of the car park. A close boarded timber fence would be erected on the north side of the storage container to a height of 2.4 metres. The container is to be used as a store to serve a car wash facility which will operate in Stars Lane, Petter's Way and Goldenstones car parks. The actual act of washing cars in their parking spaces does not require planning permission.

Following concerns from occupants of neighbouring properties the previous submission was withdrawn and a new location was negotiated with the applicant, case officer and objectors. The position of the storage container has been chosen to minimise its visual impact and so it is further away from the properties which raised concern.

The applicant is South Somerset District Council and the land is also within SSDC's ownership.

HISTORY

14/05441/PREAPP - Car wash facility and siting of a cabin - December 2014

13/00481/S73A - Application to vary conditions 3 (approved plans), and 8 (use of existing gate) planning approval 12/04058/FUL - Application permitted with conditions April 2013

12/04058/FUL - The demolition of existing factory and use of land as a public car park and the continued use of land as a public car park - Application permitted with conditions - December 2012

10/03395/R3D (Regulation 3 District) - Continued temporary use of land as a car park - October 2010

09/00938/R3D (Regulation 3 District) - Continued temporary use of land as a car park - Reg3/4 District - permitted with conditions - 08/05/2009

07/03347/R3D (Regulation 3 District) - Continued temporary use of land as a car park (GR 355947/115850) - Reg3/4 District - permitted with conditions -10/07/2008

05/00660/R3D (Regulation 3 District) - Temporary renewal of use of existing car park (GR355947/115850) - Reg3/4 District - permitted with conditions - 07/09/2005

03/02574/R3D (Regulation 3 District) - The continued use of land as a temporary car park (GR355947/115850) - Application permitted with conditions - 26/11/2003

02/00218/R3D (Regulation 3 District) - The continued use of land as a temporary car park (GR 559/158) - Application permitted with conditions - 12/04/2002

00/01515/R3D (Regulation 3 District) - The construction of a new vehicular access and the formation of a temporary public car park and associated works (GR 355/115) - Reg3/4 District - permitted with conditions - 10/10/2000

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the saved policies of the South Somerset Local Plan 2006.

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST5 (General Principles of Development)

Policy ST6 (The Quality of Development)

On the 8th January 2015, South Somerset District Council received the Inspector's Report into the emerging South Somerset Local Plan (2006 - 2028). The conclusion of the report is that the local plan is 'sound', subject to a number of agreed modifications.

Under the terms of Paragraph 216 of the National Planning Policy Framework (NPPF) weight should be given to relevant policies in emerging plans according to "the stage of preparation" and therefore the emerging local plan must be given substantial weight in decision-taking and it is therefore essential that the development is considered against all relevant policies.

Policies of the Emerging South Somerset Local Plan (2006-2028)

Policy EQ2 (General Development)
Policy TA6 (Parking Standards)

National Planning Policy Framework (March 2012)

Chapter 4 (Promoting Sustainable Transport)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

Yeovil Town Council - Object, unsightly; Inappropriate use of a car park; Inappropriate use in the town centre

Highways Authority - Standing advice applies. In this case parking provision is considered

Environmental Protection Unit - No comments to make

REPRESENTATIONS

15 neighbours notified and site notice (general interest) displayed, no representations received

CONSIDERATIONS

Principle of Development

The application is to site a storage container to facilitate a car wash business. Planning permission is required for the use of the land to site it. The act of car washing in the vehicle spaces of the 3 car parks specified does not need planning permission. As such the main consideration of the application lies with saved policies ST5 and ST6 of the current Local Plan and policy EQ2 of the emerging Local Plan, namely:

- o Is the proposal in keeping with the surrounding area
- o Does the proposal cause demonstrable harm to the residential amenities of the neighbouring properties?

Visual Amenity

Storage containers by nature are not hugely attractive although it is noted they are often used by businesses to provide additional/temporary storage. In this case, the applicant sought advice from the Local Planning Authority prior to the submission of the application with regard to the potential location of the container. Various locations were discouraged due to their prominence in the wider area and from public view points. The lower level of the Box Factory car park was chosen as this location was considered to be discreet and the least prominent of the car parks in Yeovil. The location is on the north east boundary and is within an enclave of the car park.

The applicant has confirmed that the finish of the container will be grey to blend in with the concrete surfacing of the car park and the blockwork walling around the car park. It would measure 2.44 metres high and a close boarded fence is proposed to be erected on the north

side of the container to assist in screening the development.

The consultation response received from the Town Council refers to the use of the car park and the inappropriate use in the town centre. As previously mentioned the use of the car parks for cleaning cars does not need planning permission and therefore cannot be considered as part of this application. The comments regarding the container as 'unsightly' is noted but it is considered in its context to be in keeping with the area and little different in design to recycling skips and clothes banks that until recently was located in the same lower level of car park.

Overall the siting of the storage container is considered to be acceptable and in keeping with the area and with the mitigation measures proposed will not cause demonstrable harm to the character and appearance of the area.

Impact on Residential Amenity

The original submission of the application attracted several concerns by local residents and operators of businesses close to the site. That application was withdrawn to address the issues of location and the applicant answered questions that were raised. Following that consultation and negotiation this revised application was submitted and attracted no comments from local residents.

It is considered the location is a sufficient distance from the properties at Stars Lane, Clarence Terrace and Woodland Grove and the siting of the container would not cause demonstrable harm in terms of noise and disturbance. It should be noted that the location is within a public car park with activity from vehicles most of the day and the area is dominated by late night drinking establishments, night clubs and takeaways which operate well into the early hours of the morning.

The Council's Environmental Protection Unit raise no objection to the proposal and as such the proposal is considered to safeguard residential amenity of the occupants of neighbouring businesses and residential properties.

Highway Safety

The location of the storage container will not impact on the parking provision within the car park to any great extent. The car park is not one of the most heavily used in Yeovil town centre and the fact the Box Factory has been demolished has allowed more capacity anyway. Overall it is considered the container will be sited in a position that will not impact on highway safety.

RECOMMENDATION:

To approve application 15/00510/FUL subject to the following conditions:

01. The siting of a storage container, by reason of its form, design and location, would safeguard the character and appearance of the area and cause no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of saved policies ST5 (General Principles of Development) and ST6 (The Quality of Development) of the South Somerset Local Plan (2006), policy EQ2 (General Development) of the emerging South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

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:

Site layout plan, site location plan and Design and Access Statement all received 27 January 2015

- Reason: For the avoidance of doubt and in the interests of proper planning
03. The storage container hereby approved shall be finished in a light grey colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the locality in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and policy EQ2 (General Development) of the emerging South Somerset Local Plan (2006-2028).

Agenda Item 9

Hardington Mandeville Parish Council (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Assistant Director: Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards a community defibrillator.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members agree an award of £1,374 from the Area South Community Grants budget.

Background

Following a Cardiac Arrest the chance of survival decreases by 23% per minute. It is therefore imperative that medical treatment starts as soon as possible.

A defibrillator delivers an electrical current through the chest which aims to shock the heart back into a normal rhythm allowing it to pump again. A quick response using automated technology can significantly improve the persons quality of life, as the longer the brain is starved of oxygen, the more damage occurs. An AED is a portable defibrillator especially designed for people with no medical background. When applied to the victim, voice commands and screen messages guide the user through the process and the technology will only allow it to shock a 'shockable' heart rhythm. AED technology opens a window for the public to take on a key role to support emergency services who would otherwise be hindered by the time it takes to reach the victim.

The rates of survival for people experiencing sudden cardiac arrest are 5% with CPR alone and 50% with defibrillation.

Project

Recent evidence suggests that public access defibrillation is almost 10x more effective in saving lives. This is nothing to do with skills of the responders, but simply a factor of time. To get a good outcome, medical help needs reach the patient within 4-5 minutes.

Hardington Mandeville Parish Council want to purchase a community defibrillator that will be held in a secure cabinet in the village. When the emergency services are called, if necessary, the cabinet code will be given to the caller.

Although the unit can be used by anyone, the company supplying it will provide training and a number of volunteers willing to undertake the training have already been identified.

Ward Members Comments

Cllr Seaton commented that it is an excellent idea and it will be an additional Health and Safety resource for the village.

Cllr Cathy Bakewell commented that Hardington Parish Council is hardworking and diligent in trying to provide the facilities it believes the villagers would like. Through sheer dint of hard work they managed to secure a multipurpose recreation ground for future generations of village children. They have been discussing the provision of a defibrillator for some time and I am pleased they have decided to go ahead with this facility and are providing some of the funds needed for its provision. The village of Hardington is only 4 miles from Yeovil but the road is single track with passing places during some of its length. This could mean a critical delay in an ambulance arriving for someone who has a heart attack or failure. The defibrillator being on the scene, with trained people available, could help to save a life in a situation where time is critical. I fully support this grant application.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equality Impact	1	7
C Project	2	5
D Capacity of Organisation	15	15
E Financial need	7	7
F Innovation	3	3
<i>Grand Total</i>	24	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Parish Council	50	1374	Secured
SSDC Area South Grants	50	1374	This application
Total Project Cost	100%	2,748	

Financial Implications

The uncommitted 2014/15 community budget stands at £6,230. If members agree this award of £1,374 it will leave a balance of £4,856.

Corporate Priority Implications

The project contributes to the Council Plan Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

None.

Background Papers: None.

Agenda Item 10

Somerset Care and Repair (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Assistant Director: Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards the Active and InTouch Project.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members agree a grant award of £5,000. £4,856 from the Area South Community Grants budget and the remaining £144 from the Neighbourhood Development Officer's budget.

Background

Somerset Care and Repair are a Home Improvement Agency providing a range of practical services and home adaptations designed to support elderly, disabled and vulnerable people and enable them to continue to live safe, warm and secure within their own homes.

The organisation promotes independence, reduces the need for residential care and hospital admissions and improves the quality of life for the client group. They provide services throughout the whole of the Somerset and all of Bath and North East Somerset.

The group are also working with SSDC to reduce empty properties and have recently bought 22 homes back in to use.

Project

Through their work, the organisation has identified that many of their clients have additional needs beyond housing. Many clients are isolated and not engaging with their community. This can cause mental health issues, and subsequent physical health problems, and also reduce chances of gaining employment.

The organisation worked with the very successful Active and InTouch project that was run by Vista in the Birchfield area of Yeovil last year. Sadly, Vista closed in December 2014 so they ended the Active and InTouch project in November. Active and InTouch worked by encouraging volunteers to support other isolated members of their community. Volunteers helped other residents to access support and advice. They also set up new activity groups based on residents interests or supported them by accompanying them to existing groups that they did not have the confidence to join on their own.

Somerset Care and Repair would like to take over running the Active and Intouch project. The project was successful in helping isolated residents to take part in community activities and many of the groups that were established are still running as they were set up to be user led and sustainable. These groups include a gardening group, knit and natter group and a widow support group. Somerset Care and Repair would like to extend the area covered by the original project and use the lessons learned to benefit other communities in Yeovil.

This application is recommended for approval as the original project was very successful and only ceased through circumstances beyond its control.

Ward Members Comments

Cllr David Ricardo commented that it is a worthy cause and he is supportive of the application.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equality Impact	2	7
C Project	4	5
D Capacity of Organisation	13	15
E Financial need	4	7
F Innovation	1	3
<i>Grand Total</i>	24	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Town Council	6	1000	Pending
Own Funds	12	2000	Secured
Local Funders i.e. Somerset Community Foundation	26	4620	Pending
Yarlington Housing Group	28	5000	Secured
SSDC Area South Grants	28	5000	This application
Total Project Cost	100%	17,620	

Financial Implications

The uncommitted 2014/15 community budget stands at £4,856. If members agree to award £5,000 this will conclude the grants budget for this year. The remaining £144 would be covered by the current underspend in the NDO's delegated budget.

Corporate Priority Implications

The project contributes to the Council Plan Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

None.

Background Papers: None.

Agenda Item 11

West Coker Commemoration Hall (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Acting Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Neighbourhood Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards a feasibility study looking at the possible redevelopment of the hall.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members agree to fund this application of £2,500 from the Area South Capital budget.

Background

Community buildings play a crucial role in local communities as a focal point for community activity and a base for local groups. They also play a valuable role in building the capacity of local communities, encouraging active citizenship and developing social cohesion. Community buildings help to make communities stronger and healthier.

Community facilities also allow better access to services, this is particularly important in a large geographic district like South Somerset that has poor transport links in some areas and low car ownership.

Project

The West Coker Commemoration Fund acquired the hall, which is now being used as a village hall with a wide variety of uses. These include: keep fit classes; W.I. meetings; business training; arts classes and community events.

However, the hall is in need of renovation as it was built in the 1980s and is not of a high standard. There is no insulation and it is not very accessible and therefore not inclusive. Potential user groups have identified the need for a bigger kitchen and better toilets. Moving the existing toilets would also make the hall bigger and much more usable, therefore making the commemoration hall more sustainable.

This project is to look at the feasibility of redeveloping the hall and making the changes identified by existing and potential users. The group need to commission an architect to create possible design solutions and give an estimation of the costs, so that they can begin to fundraise for the redevelopment.

This application is recommended for approval as improving community facilities is part of the Area Development Plan and also community buildings need to ensure they can maximise usage and become as sustainable as possible.

Ward Members Comments

Cllr Gina Seaton is supportive of the application and commented that the hall committee aspires to shortly install a Wi Fi facility to attract usage of the hall for Meetings/Conferences or a small anchor business facility. This shows the committee are open to innovative ways of attracting future funding opportunities.

Cllr Cathy Bakewell also fully supports the application and had the following additional comments: The village has struggled without a village hall for many years. It has now regained control of the Commemoration Hall and this is a great asset. As mentioned by Officer the hall is not in a great state and needs a lot of work to bring it up to a suitable standard. However, the village has a lot of enthusiastic volunteers organising events and repairs. Recently I attended two events at the hall - the first a play themed around Yeovil Football Club, which was absolutely brilliant, although somewhat poorly attended. The second a live jazz evening, with tables in a cabaret setting, which was completely sold out and extra chairs had to be brought in. This event, although completely different from the first, was also superb. The events organised and the organisations using the hall serve a very wide spread of interests in the community and this is to be welcomed.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	4	7
C Project	4	5
D Capacity of Organisation	12	15
E Financial need	4	7
F Innovation	1	3
<i>Grand Total</i>	25	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Own Funds and fundraising	56	3200	Secured
SSDC Area South Grants	44	2500	This application
Total Project Cost	100%	5700	

Financial Implications

The uncommitted Area South Capital Budget stands at £145,660. If members agree this award of £2,500 it will leave a balance of £143,160.

Corporate Priority Implications

The project contributes to the following Corporate Focus Area:
Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None at this time but should the redevelopment go ahead then the new insulation will improve the energy efficiency of the building.

Equality and Diversity Implications

None at this time but should the redevelopment go ahead then the hall will be far more accessible.

Background Papers: None

Agenda Item 12

Abbey Community Association (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Assistant Director: Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards the refurbishment of the Abbey Manor Community Hall.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members agree an award of £3,000 from the Area South Capital budget.

Background

Abbey Community Association run the Abbey Manor Community Hall, which is a well used community facility. User groups include: a new youth club, a weekly Tea Dance Group, the guides and scouts, fitness groups, knit and natter group, dance classes and family services held by St James' Church.

Project

Abbey Manor Community Association have received comments from potential user groups that the toilet cubicles are too small and make it difficult for users with children. Therefore, the group are planning to make changes to the male and female toilets and add baby changing facilities. The new toilets will also benefit users with mobility problems and those who need carers/assistance. The group also plan to improve the lighting and flooring in order to increase accessibility for users who have problems with their sight and/or mobility issues.

It is hoped that these changes will increase the usage of the hall and make the facilities as accessible as possible for the whole community.

This application is recommended for approval as improving community facilities is part of the Area Development Plan and also community buildings need to ensure they can maximise usage and become as sustainable as possible.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equality Impact	4	7
C Project	2	5
D Capacity of Organisation	14	15
E Financial need	6	7
F Innovation	1	3
<i>Grand Total</i>	27	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Parish Council	14	2000	Pending
Own Funds	20.5	3000	Secured
Local Funders i.e. Screwfix, Somerset Community Foundation and ASDA	45	6500	Pending
SSDC Area South Grants	20.5	3000	This application
Total Project Cost	100%	14,500	

Financial Implications

The uncommitted Area South Capital Budget stands at £143,160. If members agree this award of £3,000 it will leave a balance of £140,160.

Corporate Priority Implications

The project contributes to the Council Plan Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

The project will introduce baby changing facilities and also larger cubicles which will benefit a number of user groups such as people with disabilities, people with carers and users with children.

Background Papers: None.

Agenda Item 13

St Michaels Scout and Guide Hall (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Acting Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Neighbourhood Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards new heating in the Scout and Guide Hut.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members consider this application for £1,445 from the Area South Capital budget.

Background

The Aim of Scouting is to promote the development of young people in achieving their full physical, intellectual, social and spiritual potential, as individuals, as responsible citizens and as members of their local, national and international communities.

The method of achieving this aim is through the provision of exciting and adventurous activities with progressive training based on The Scout Promise and Law guided by adult leadership.

The St Michaels Scout and Guide Group advertise themselves well with regular articles in the local newsletters as well as contact information on the Yeovil District Scout Website. The scout & guide group also run numerous events and programmes in the community fundraising and promoting themselves to the wider community.

Project

The boiler and heating system at the hall desperately needs replacing. Heating engineers have confirmed that the system will not last through to next winter, which would mean that the hall would be unusable and the 70plus Scouts and Guides would no longer benefit from the activities that take place there. If this grant is approved, it will allow the group to replace the system during the spring and be prepared for the colder weather.

This application is recommended for approval as activities for young people and improving community facilities are priority areas within the Area Development Plan.

Ward Members Comments

Cllr David Recardo supports the application and commented that it is a good use of our grant funds that will benefit many.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	2	7
C Project	2	5
D Capacity of Organisation	14	15
E Financial need	4	7
F Innovation	1	3
<i>Grand Total</i>	23	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Town Council		1000	Pending
Own Funds		245.14	Secured
Battens		200	Pending
SSDC Area South Grants		1445	This application
Total Project Cost	100%	2890.41	

Financial Implications

The uncommitted Area South Capital budget stands at £140,160. If members agree this award of £1445 it will leave a balance of £138,715.

Corporate Priority Implications

The project contributes to the following Corporate Focus Area:

Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The new boiler will improve the energy efficiency of the building.

Equality and Diversity Implications

None.

Background Papers: None

Agenda Item 14

Area South Committee Forward Plan

Strategic Director: Rina Singh, Strategic Director (Place & Performance)
Assistant Director: Helen Rutter/Kim Close, (Communities)
Service Manager: Kim Close, Area Development Manager - South
Agenda Jo Boucher, Committee Administrator, Legal and
Co-ordinator: Democratic Services SSDC
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming few months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Background Papers: None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Agenda Co-ordinator; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
April 2015	Western Corridor Improvements	Update Report	Richard Needs, SCC
	Grants Update	Annual Grants Update Report	Natalie Ross, Neighbourhood Development Officer
Please note there is no meeting in May 2015			
June 2015	Community Health & Leisure Service Update	Update Report	Lynda Pincombe, Community Health & Leisure Manager
	Section 106 Monitoring Report * dependant on new agreement variation being signed	Update report on major schemes at Lyde Road, Lufton and Brimsmore Developments	Neil Waddleton, Section 106 Monitoring Officer
	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
July 2015	Flooding, Drainage and Civil Contingencies	Update Report	Pam Harvey, Civil Contingencies & Business Continuity Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Streetscene Service	Report on the Performance of the Streetscene Service	Chris Cooper, Streetscene Manager
	Countryside Service	Update Report	Katy Menday, Countryside Manager
September 2015	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
	Economic Development Update Report	Annual Update Report	David Julian, Economic Development Manager

Agenda Item 15

Planning Appeals (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

No appeals have been received, dismissed or allowed this month.

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application file