

**South Somerset District Council**

*Notice of Meeting*



# Area West Committee

*Making a difference where it counts*

**Wednesday 21st November 2018**

**5.30 pm**

**The Guildhall, Fore Street,  
Chard, TA20 1PP**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Jason Baker  
Marcus Barrett  
Mike Best  
Amanda Broom  
Dave Bulmer  
Carol Goodall

Val Keitch  
Jenny Kenton  
Paul Maxwell  
Sue Osborne  
Ric Pallister  
Garry Shortland

Angie Singleton  
Andrew Turpin  
Linda Vijeh  
Martin Wale

There are no planning applications.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462055 or [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Tuesday 13 November 2018.

*Alex Parmley, Chief Executive Officer*

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) and via the mod.gov app



## **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”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which 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 three minutes on agenda items; and
- see agenda reports

Meetings of the Area West Committee are held monthly, usually at 5.30pm, on the third Wednesday of the month (except December) in village halls throughout Area West (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website  
[www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

## **Public participation at committees**

### **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**

There are no planning applications.

## **Recording and photography at council meetings**

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

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<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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# **Area West Committee**

## **Wednesday 21 November 2018**

### **Agenda**

#### ***Preliminary Items***

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 17th October 2018**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), 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.

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. 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.

#### **Planning Applications Referred to the Regulation Committee**

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

Councillors Mike Best, Angie Singleton and Martin Wale.

Where planning applications are referred by this Committee to the Regulation Committee for determination, 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. Date and Venue for Next Meeting**

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held on Wednesday 12<sup>th</sup> December 2018 at 5.30pm at The Guildhall, Chard.

- 5. Public Question Time**

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils 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.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

## **6. Chairman's Announcements**

### *Items for Discussion*

- 7. County Highway Report to Area West Committee** (Pages 6 - 7)
- 8. Chard Regeneration Scheme Town Centre Regeneration Update**
- 9. Area West - Reports from Members on Outside Bodies** (Pages 8 - 9)
- 10. Area West Committee - Forward Plan** (Pages 10 - 12)
- 11. Planning Appeals** (Page 13)

**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

## County Highway Report to Area West Committee

Lead Officer: Mike Fear, Assistant Highway Service Manager, Somerset County Council  
Contact Details: Tel: 0845 345 9155

### Purpose of the Report

The report is to inform members of the work carried out by the County Highway Authority at the halfway stage through the financial year and what schemes are remaining on the work programme for the rest of the year.

### Report

#### Surface Dressing

Weather this year has been fairly kind to our surface dressing program. It commenced in June and was completed through various phases by the end of August. After this time the road temperature is too unpredictable to ensure there are no surface failures.

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and rolling in stone chippings. Whilst this practice is not the most PR friendly, when carried out correctly it is highly effective and can bring significant improvements to the highway infrastructure.

#### Schemes proposed for 2018/2019

This year's structural maintenance budget is slightly lower than last year. The below table identifies significant schemes planned to be implemented in South Somerset and schemes proposed in Area West are highlighted;

Wincanton	A371 Holbrook Roundabout	Surfacing	Start 29.10
Wincanton	A371 Anchor Hill Roundabout	Surfacing	Start 29.10
Crewkerne	A30 East Street/Mount Pleasant	Surfacing	Completed
Crewkerne	A30 Chard Road	Surfacing	Completed
Martock	B3165 Coat Road to Stapleton Cross	Surfacing	Completed
Buckland St Mary	Farm Lane	Surfacing	Completed
Ash	Main Street	Surfacing	Start 24.10
Alford	B3153 Cary Road	Surfacing	Completed
Mudford	Manor Farm Road	Surfacing	Completed
Wincanton	Common Road	Surfacing	Completed
Yeovil	St Michaels Avenue (A30-St Michaels Rd)	Surfacing	Completed
Yeovil	Lyde Road (Vale Rd-St Johns Rd)	Surfacing	Completed
Stocklinch	Stocklinch Road	Surfacing	Completed
Merriott	Broadway/Merriott Rd	Surfacing	Completed
Yeovil	Sparrow Rd (Roping Rd- Mudford Rd)	Surfacing	Completed
Chard	Glynswood	Footways	Completed
Chard	Henson Park	Footways	Completed
Chard	Pine Avenue	Footways	Completed
Chard	Coronation Street	Footways	
Chard	Harvey Road	Footways	

Chard	Thorndun Park Drive	Footways	Completed
Chard	Furzehill	Footways	Completed
Yeovil Without	St Michaels Avenue	Footways	Completed
Wincanton	Carrington way	Footways	
Babcary	Babcary Lane	Footways	
Chiselborough	Taylor's Orchard	Footways	Completed
Yeovil	Cedar Grove	Footways	Completed
Yeovil	Swallowcliffe Gardens	Footways	
South Petherton	Old Vicarage Gardens	Footways	
Yeovil	Burroughs Avenue	Footways	Completed
Ash	Main Street (Village)	Drainage	Completed
Ilton	B3168 Mill Lane/ Old Way gate	Drainage	Completed
Barrington	Main Street/ Bakers Lane	Drainage	
Milborne Port	East Street	Drainage	
Yeovilton	Podimore lane	Drainage	
Charlton Horethorne	B3145 Charn Hill	Drainage	
Sutton Montis	Allotment Road	Drainage	Completed
Bruton	Dropping lane	Drainage	Completed
Cudworth	Cudworth Street (Phase 2)	Drainage	Completed
Odcombe	Ham Hill road	Drainage	
Chaffcombe	Main Street	Drainage	Completed
East Coker	Primrose Hill	Drainage	Completed
Bruton	Strutters Hill (Trees)	Earthworks	

## Winter maintenance

The preparation for this year's winter maintenance programme has now started with effect from 1<sup>st</sup> October. Our salt supply for the upcoming season has been delivered to the depot.

Somerset County Council has reviewed the routes it now salts as part of the financial imperative, this has effectively reduced the number of routes salted from 23 down to 18 and the percentage of the network with precautionary salting from 21.1% down to 16.9%.

Roads in West area removed include the Kingstone Main (Crewkerne-Ilminster), Old A303 (South Petherton-Horton), Chard-Eagle Tavern via Coombe St Nicholas, Merriott – Lopen Head and A3066 Haselbury Plucknett-A356) and Buckland St Mary.

Also as part of the financial imperative, Parish Councils will now have to provide salt to fill grit bins in their own parishes, although rock salt will be available to purchase from the Area Highways Office, and we are now unable to supply 20 kg salt bags as we have done in previous years.

## Its goodbye from me

On a personal note I will be retiring from the middle of December, so this will be my last report to Area West. I would like to take this opportunity to thank you all for your help and support over the last few years.

**Background papers:** none

# Agenda Item 8

## **Chard Regeneration Scheme Town Centre Regeneration Update Report**

*Director:* Alex Parmley (Chief Executive Officer)  
*Lead Officer:* Jeb Farrah (Chard Regeneration Scheme Project Manager)  
*Contact Details:* [jeb.farrah@southsomerset.gov.uk](mailto:jeb.farrah@southsomerset.gov.uk)

### **Purpose of the Report**

1. This report updates members of Area West Committee on the recent engagement that was undertaken with Chard Holyrood School as part of the consultation process and the regeneration proposals for SSDC landholdings adjacent to Chard Town Centre.

### **Public Interest**

2. The regeneration of the Boden Mill site (and the adjacent landholdings) is an integral part of the Chard Regeneration Scheme. It is of interest to all who live and work within the town and surrounding areas.

### **Recommendation**

3. It is recommended that Area West Committee note the content of this report.

### **Background**

4. In December 2016, the decision was taken to explore alternative options for a new community-driven development scheme for the Chard Regeneration Scheme site. SSDC District Executive Committee agreed to fund the exploration of new options, development appraisals and scheme designs.
5. Throughout 2017 preliminary design and feasibility work was undertaken that tested the site for the number of facilities that might be included in the scheme, and tested the market demand for those facilities. The resulting designs include a range of community facilities such as a leisure centre and community hub.
6. The new scheme proposals were considered by the CRS Board in February 2018 and then presented in confidential session to the Area West Committee in April 2018. Approval was given by the Committee to consult the community on the proposals and for SSDC officers to work up and progress the implementation of the new development proposal.
7. The formal consultation period opened on June 16th 2018 and extended to 30th September 2018. This was a consultation on the initial proposals for the scheme and for the associated design concepts. The consultation sought the opinions of the residents and businesses of Chard and the surrounding areas. Details of the consultation and analysis of findings were presented to Area West Committee in September 2018.
8. Following the consultation where the scheme received mostly positive support, officers have progressed elements of the scheme.

### **Chard Holyrood School Engagement**

9. SSDC officers have been engaging with a number of school pupils from Chard Holyrood School. On Thursday 27th September, officers attended a session with around 30 pupils ranging from years 7 to 11. The officers discussed the proposals for the regeneration scheme and gathered their views.



10. As a result of the initial consultation, the school have set up a 'Chard Regeneration Group' and activity has included distributing questionnaires to all pupils studying geography asking them what they like and dislike about Chard as well as what they would like to see incorporated in the scheme. The group have since analysed the data and will be presenting their findings to officers, a select number of Board members and the local press in mid-November.

### **Stakeholder Meeting**

11. Invitations were sent out to key stakeholders to participate in a Chard Regeneration Scheme. Some of the delegates were selected on their ability to represent a wider group, and others who have an interests and experience relevant to the project. The Stakeholder Meeting will be held on the 23rd November 2018 between 16.30 and 18.30 to enable delegates to attend after work.

The meeting will include re-iterating the Council's ambitions to undertake a regeneration scheme in Chard Town Centre.

The agenda will include;

- Background information and terms of reference
- Consultation overview
- A general project update on Chard Regeneration Scheme
- Some of the constraints and opportunities that have been identified
- Some of the early activities that are being undertaking

We will also having some group discussions to capture stakeholder views and ideas.

### **Moving the Regeneration Scheme Forward**

12. The Chard Regeneration Scheme Board met on 31<sup>st</sup> August and 2<sup>nd</sup> November 2018, and Board Members approved further work to be undertaken with potential partners such as the Museum to understand the viability of partnership options in the new co-located facility.
13. Officers have further developed the scheme with appointments to commission elements of work that will be required to support any major planning application of this type and these include:
- A) The appointment of a planning and regeneration specialist to assist with the design and access routes including walking and cycling, and general town centre environment including the signage improvements and public realm aspirations.
  - B) A heritage consultant has been commissioned to complete the survey required as part of the planning application. The site has three listed buildings and the whole site is listed by association.
  - D) Seven Reptile, bird nesting and mammal surveys were undertaken in the garden area at the back of Boden Street Car Park. Aborticultural Surveys were undertaken to understand which trees were of value and needed to be integrated into any POS scheme. Following the surveys some clearance work was undertaken to remove the overgrowth outside of bird nesting season.
  - E) Initial highways traffic impact assessment was undertaken using TRICS technology (TRICS is a software system that uses a database of trip rates for developments to indicate what the traffic will be generation as a result of new developments. This will assist with further Traffic Impact work that will be required.
  - F) An SSDC officer has been working on the detailed site elevations for the buildings that we are looking to retain. This will be a requirement to support a planning submission.

G) A needs assessment evaluation was commissioned as it is required as part of the Sport England funding criteria. It should be noted that the scope for the consultants appointed to undertake this work included the whole District need as it will also inform the Council's future priorities. This report is due to be completed in November

I) Investigations are underway regarding the use a procurement framework route for the appointment of design and delivery of the scheme.

14. The Regeneration of Chard is a significant programme for the District Council. The leisure facilities have been identified not only by the Council but by the public through the consultation process as the pinnacle or priority project within the regeneration scheme. The delivery of which will underpin further projects.

### **Financial Implications**

The work commissioned to date has come from the One Public Estate (OPE) funding and the Council's infrastructure reserve. Officers will be exploring a mix of funding options as the scheme progresses.

### **Council Plan Implications**

The Chard Regeneration Scheme is a specific objective of the Council Plan and a priority project for 2018-19.

### **Carbon Emissions and Climate Change Implications**

None at this stage.

### **Equality and Diversity Implications**

None at this stage.

### **Background Papers**

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# Agenda Item 9

## **Area West – Reports from Members on Outside Bodies**

*Communities Lead: Helen Rutter, Communities Lead*

*Service Manager: Tim Cook, Area Development Lead (East/West)*

### **Purpose of the Report**

To introduce reports from members appointed to outside bodies in Area West.

### **Public Interest**

Each year Area West Committee appoints local Councillors to serve on outside bodies (local organisations) in Area West. During the year Councillors make a report on the achievements of those organisations and other relevant issues.

### **Background**

To replace “Reports from members on outside organisations” as a generic standing agenda item it was agreed at the August 2012 meeting to include specific reports about each organisation in the Committee’s forward plan.

Members were appointed to serve on ten outside bodies at the June 2018 meeting.

### **Reports**

Reports can be verbal or written. There is no standard format, but if possible they include an explanation of the organisations aims, their recent activities, achievements and any issues of concern.

This month the member report is :

Crewkerne Leisure Management – Cllr. Angie Singleton

### **Recommendation**

That the report is noted.

### **Financial Implications**

None.

### **Council Plan Implications**

Focus Four: Health and Communities – We want communities that are healthy, self reliant and have individuals who are willing to help each other.

***Background Papers: None***

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## **Annual Report on the Crewkerne Aqua Centre from Cllr Angie Singleton**

2017 was the 20<sup>th</sup> year of operation for the Aqua Centre swimming pool and 15 years for the Active Lifestyle extension, a water feature was commissioned to celebrate the Anniversary and makes an interesting and exciting feature in the foyer of the building which continues to 'surprise and delight' our customers on a daily basis.

Given the age of the building and equipment it will come as no surprise that there is some serious maintenance expense pending before the end of this financial year, however CLM are in the enviable position of having the reserves to carry out these repairs and replacements and will not be having to apply to the Town Council or any other Authority for financial assistance.

Investment in Staff development is important to the Directors and this year several of the Staff obtained Phase 4 Cardiac Rehab, GP Referral and Studio Cycling qualifications.

The closure of the Chard pool came as a big shock to everybody involved with the Crewkerne Aqua Centre and several Directors and the Manager tried to help where we could. The closure has put pressure on the Centre's swimschool as people look for alternatives to continue their swimming instruction. The Staff have done their best to accommodate those schools that used Cresta before its closure.

The Centre's team of volunteers continues to attract new recruits which is pleasing after over 20 years. Their contribution to the Centre is much appreciated as they not only provide valuable support to our Staff they help to maintain the ethos of the Crewkerne Aqua Centre being a Community Pool.

Finally, with elections due in May and in view of the Transformation programme being undertaken by SSDC, Directors feel there is no longer a need for a place for a Nominated SSDC Director on the Board of Crewkerne Leisure Management. The main reason for this appointment was to ensure that the initial capital grant and subsequent loan made by SSDC were protected. The loan & interest has been paid off and the capital grant was made over 20 years ago so has proved money well spent, the Centre's finances are sound and the Board of Directors well skilled. Therefore I hope that Area West Committee will agree that this annual nomination is no longer required.

Cllr Angie Singleton

# Agenda Item 10

## **Area West Committee - Forward Plan**

*Communities Lead: Helen Rutter, Communities Lead*  
*Service Manager: Tim Cook, Locality Team Manager*  
*Agenda Co-ordinator: Jo Morris, Case Services Officer (Support Services)*  
*Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055*

### **Purpose of the Report**

This report informs members of the proposed Area West Committee Forward Plan.

### **Recommendation**

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

### **Forward Plan**

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

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

***Background Papers:***     *None.*

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## Notes

- (1) Items marked in italics are not yet confirmed.  
 (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
<b>12<sup>th</sup> December 2018</b>	<i>AONB Management Plan</i>	<i>To approve the draft AONB Management Plan</i>	<i>Tim Cook, Locality Team Manager Nicky Doble, Neighbourhood Development Project Officer Cllr. Martin Wale</i>
	<i>Making It Local Executive Group</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Martin Wale</i>
	<i>Chard &amp; District Museum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Amanda Broom</i>
<b>16<sup>th</sup> January 2019</b>	<i>Partnership Funding Request Chard Gateway Planting Scheme</i>	<i>Request for funding</i>	<i>Jeb Farrah, Chard Regeneration Project Manager</i>
	<i>Ile Youth Centre Management Committee</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Val Keitch</i>
	<i>Ilminster Forum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Carol Goodall</i>
<b>20<sup>th</sup> February 2019</b>	<i>Avon &amp; Somerset Police</i>	<i>Report on activities on neighbourhood policing and partnership working to reduce crime and fear of crime.</i>	<i>Sgt. Rob Jameson</i>
	<i>Avon and Somerset Police and Crime Panel</i>	<i>Update Report</i>	<i>Cllr. Martin Wale</i>
<b>20<sup>th</sup> March 2019</b>	<i>A Better Crewkerne &amp; District (ABCD)</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Mike Best</i>
	<i>Crewkerne &amp; District Museum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Marcus Barrett</i>
	<i>Citizens Advice South Somerset</i>	<i>Annual report</i>	<i>Angela Kerr, CEO</i>

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
<b>17<sup>th</sup> April 2019</b>	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Carol Goodall</i>
<b>Quarterly Update Reports following Programme Board meetings</b>	<i>Chard Regeneration Scheme Town Centre Regeneration Update</i>	<i>Update Report</i>	<i>Jeb Farrah, Chard Regeneration Scheme Project Manager</i>

# Agenda Item 11

## **Planning Appeals**

*Director:* Martin Woods, Service Delivery  
*Lead Specialist:* Simon Fox, Lead Specialist - Planning  
*Contact Details:* simon.fox@southsomerset.gov.uk or 01935 462509

## **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.

## **Report Detail**

### **Appeals Received**

18/00619/OUT - Outline application for residential development for up to 4 dwellings  
Land Off Longstrings Lane, Broadshard Road, Crewkerne  
(Non-Determination)

18/01352/OUT – Erection of 2 No dwellings and formation of vehicular access (outline with all matters reserved) Resubmission of 17/03487/OUT  
Land OS 0001 Part Moorlands Road, Merriott  
(Officer delegated decision)

### **Background Papers**

None

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