

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at **The Guildhall, Chard** on **Wednesday 16 October 2019**.

(5.30 - 6.15 pm)

Present:

Members: Councillor Jason Baker (Chairman)

Mike Best	Jenny Kenton
Dave Bulmer	Paul Maxwell
Martin Carnell	Tricia O'Brien
Brian Hamilton	Sue Osborne
Ben Hodgson	Robin Pailthorpe
Val Keitch	Anthony Vaughan



Officers:

Jo Morris	Case Officer (Strategy & Commissioning)
Andrew Gunn	Specialist (Development Management)
Debbie Haines	Locality Team Leader
Rebecca McElliott	Property and Development Project Manager

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

214. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Garry Shortland, Linda Vijeh and Martin Wale.

215. To approve as a correct record the Minutes of the Meetings held on 3rd September 2019 and 18th September 2019 (Agenda Item 1)

The minutes of the previous meetings held on 3rd September 2019 and 18th September 2019 were approved as a correct record and signed by the Chairman.

216. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

217. Date and Venue for Next Meeting (Agenda Item 4)

Members noted that the next scheduled meeting of the Area West Committee would be held on Wednesday 20th November 2019 at 5.30pm at The Guildhall, Chard.

218. Planning Appeals (Agenda Item 9)

Members noted the report detailing planning appeals that had been received, allowed and dismissed.

219. Public Question Time (Agenda Item 5)

There were no questions raised by members of the public.

220. Chairman's Announcements (Agenda Item 6)

The Chairman informed members that Andrew Gunn, Specialist - Planning was leaving SSDC and wished to thank him for all his help and advice to Area West Committee. Members reiterated their thanks and wished Andrew all the very best for the future.

The Chairman reported that the Area West Parish Meeting held the previous week had been well attended with lots of interesting debate to take forward. Officers would be looking to keep this as an annual event.

221. Chard Regeneration Scheme Update Report (Agenda Item 7)

The Property and Development Project Manager advised that since planning permission was granted in September, the project team had been working hard to get the necessary conditions discharged prior to demolition starting on site. The archaeologist was due to go on site shortly to carry out the recording of building 1 prior to its demolition. Members were informed that the budget for the demolition and enabling works had been approved by the Chard Regeneration Scheme Board and the contract had been awarded. Mobilisation was currently underway and it was hoped that contractors would be on site at the end of October/early November. She advised that the full budget for phase 1 would be known in December and would be submitted to the Chard Regeneration Scheme Board.

The Property and Development Project Manager informed members that confirmation had been received from Historic England that the bid to the High Streets Heritage Action Zone had been put through to the next round. The bid consisted of the following three public realm projects (in priority order) – No 1. The area outside The Guildhall, No 2. Holyrood Street down from Fore Street to Sainsburys and No 3. Boden Street junction. The projects would be discussed at the Stakeholders meeting on 30th October and a consultation workshop was planned with shop and building owners in mid-November. The programme design would be submitted in December which would hopefully be signed off with a funding agreement in place in Spring 2020. Another part of the bid included the restoration of historic buildings and it was planned to make some improvements to the shop fronts on Holyrood Street. Members were also informed that a Cultural Consortium would be set up within the next six months.

Members were informed that the Chard Regeneration Scheme Programme was still on track with demolition works due to be complete by early 2020. Construction would be starting in the Spring and the Leisure Centre was scheduled to be open in Summer 2021.

The project team were also looking at Phase 2 of the development which incorporated the Mill Buildings and the Boden Centre.

In response to questions, members were informed that:

- The Gateway Project had been put on hold due to the need to produce the Public Realm Design Guide Strategy. Now that the Strategy was in place, the Gateway Project would be brought forward by the Project Manager.
- The schedule was still within the project timeline originally presented to the Chard Regeneration Scheme Board.
- The net and gross budget for Phase 1 was within the originally agreed budget.
- Quarterly update reports would be presented to Area West Committee.
- Discussions have taken place with the current owner of the Manor Court House building and Historic England about funding options for conserving the building.

Members thanked the Property and Development Project Manager for her update report.

RESOLVED: That the contents of the report be noted.

222. Area West Committee Forward Plan (Agenda Item 8)

Members expressed their disappointment over the lack of agenda items coming forward to future meetings of Area West Committee. Members asked for reports on Historic Buildings at Risk, S106 obligations and an update from the Highway Authority.

The Locality Team Leader advised that the Historic Buildings at Risk report had been requested but had not come forward due to capacity issues. The Leader advised that the information on S106 obligations was available from officers upon request.

In response to a member comment, the Locality Team Leader advised that the Merriott Village Hall grant application had slipped to November to allow Merriott Village Hall to reaffirm other funding before the application is considered by the Area West Committee.

Members noted that the report on Chard and District Museum Society would be moved from December to January.

In response to a member comment regarding progress on the Crewkerne CLR Scheme, one of the ward members for Crewkerne updated that a reserved matters application would be submitted shortly with a view to the development starting in 2020.

RESOLVED: That the Area West Committee Forward Plan be noted as attached to the agenda with the following amendment:

- The report on Chard and District Museum Society to be moved from December to January.
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223. Schedule of Planning Applications to be Determined by Committee (Agenda Item 10)

Members noted that the application due to be considered had been withdrawn by the applicant.

224. Planning Application 19/00841/OUT - Hurtham Farm, Chilson Common, Tatworth and Forton (Agenda Item 11)

This application was withdrawn by the applicant and not considered at the meeting.

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Chairman