

MEETING  
DATE 12.05.21

### South Somerset District Council

**Minutes** of a meeting of the **Area South (Informal)** held at the **Virtual Meeting using Zoom meeting software on Wednesday 12 May 2021.**

(2.00 - 3.15 pm)

**Present:**

Councillor Peter Gubbins (Chairman)(until 3.00pm)

John Clark	Tony Lock
Nicola Clark	Graham Oakes
Karl Gill	Wes Read
Kaysar Hussain	David Recardo
Andy Kendall	Gina Seaton
Mike Lock	Andy Soughton
Pauline Lock	Rob Stickland

**Officers**

Jo Boucher	Case Officer (Strategy & Support Services)
Steve Barnes	Locality Team Leader
Jan Gamon	Director (Place and Recovery)
Nathan Turnbull	Locality Officer
Linda Hayden	Specialist – Principal Planner
Ian Timms	Yeovil Refresh Project Manager

**1. Apologies for Absence (Agenda Item 1)**

Apologies for absence were received from Councillors David Gubbins, Peter Seib, Alan Smith and Jeny Snell.

**2. Declarations of Interest (Agenda Item 2)**

Councillor Karl Gill declared a personal interest in Item 7 - Grant to Yeovil Swan Theatre Company as he is a payed member of the Swan Theatre.

Councillor Peter Gubbins declared a pecunairy interest in Item 11 - Planning Application 20/03082/FUL as he is the applicant. He confirmed he would leave the meeting before consideration of this item.

**3. Public Question Time (Agenda Item 3)**

There were no members of the public present.

#### 4. Chairman's Announcements (Agenda Item 4)

The Chairman explained at the start of the meeting that this was a consultative meeting and decisions taken would need to be confirmed by the Chief Executive Officer.

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#### 5. Area South - Area Chapter 20/21 outturn report (Agenda Item 5)

The Locality Team leader presented the report and invited questions from members.

In response the Director, Place and Performance confirmed to members that they were unable to add items to the Council plan for 2020/2021. The process for identifying priorities for the 2021/2022 plan will start in September 2021.

The Locality Team Leader noted the comments and questions from member regarding the following and would inform the appropriate member directly with a response.

- Confirmation regarding the opening of the pavilion at Yeovil Mudford Recreation ground, target date currently being the 2<sup>nd</sup> June 2021.
- Current position regarding the Development of Milford Valley into an ecological site.
- Failure to secure outside funding of trees in Milford Park.

During a short discussion, members voiced their thanks to the Locality Team and Officers on the work and support provided regarding delivery of the Westfield Community garden. They acknowledged that due to Covid 19 many projects were being postponed, however they requested that further short progress reports be brought to committee in order to keep members updated. It was agreed to add to the Forward plan for the September meeting.

**NOTED**

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#### 6. Creation of Yeovil Market Review Group (Agenda Item 6)

The Chairman presented the report and explained to members the purpose of the report was to seek approval for the creation of a working group to focus on the approach to delivery of markets in Yeovil.

He explained the group would look to work with the contractor MSD to help the delivery of future markets in Yeovil. He recommended that Councillor Karl Gill head this group along with input from Ian Timms, Yeovil Refresh Project Manager and Natalie Fort, Regeneration Programme Manager and invited another three to four members to join the group. He confirmed this was predominately regarding the Tuesday and Friday markets and would not be a decision making body.

The Yeovil Refresh Manager believed there was two discreet tasks of this group. One being to establish what to do in the future and also how to run things going forward. He was happy to support the initial thought process but would not in the longer term, due to resources, be able to manage this directly.

Councillor Karl Gill agreed to lead on this group and would co-ordinate with the Yeovil Refresh Project Manager and other Councillors accordingly.

During a short discussion the following Councillors expressed an interest to join the group and would contact Councillor Karl Gill direct:

Councillor David Recardo

Councillor Wes Read

Members agreed to the creation of the group and that a monthly 'verbal' report be brought to committee to update members on any progress.

## 7. **Community Grant to Yeovil Swan Theatre Company (Executive Decision) (Agenda Item 7)**

The Locality Officer presented the report and asked that members consider the grant request for £12,500 towards Microbe-Safe Ventilation for the Yeovil Swan Theatre. He said that two representatives of the Swan Theatre were present at the meeting along with himself to answer any questions members may have. He considered this was a key part in the theatre to enable them to reopen in a safe manner.

In response to questions, members were informed that:

- A parallel grant of £2,500 has also been submitted to Yeovil Town Council and subsequently further applications for £1000 each have been submitted to Brympton Parish Council and Yeovil Without Parish Council. However believed the outcome of the Parish Council applications will not be known until Sept/Oct 2021.
- The information currently used is taken from the 2011 census until information from the 2021 census is made available.
- Clarified that the theatre could open without this ventilation system, however it was hoped that the work could be carried out prior to the main opening in July. It would not only help provide a safe and well ventilated building against Covid-19 but offer safe and comfortable conditions to future users and audiences.

During a short discussion members voiced their full support of the application. It was therefore proposed and subsequently seconded to award £12,500 towards the Microbe-Safe Ventilation for the Yeovil Swan Theatre. On being put to the vote this was carried by 14 in favour, 0 against and 1 abstention.

### **RESOLVED:**

That Area South Committee recommend the Chief Executive agree to award a grant of £12,500, the grant to be allocated from the Area South capital programme and subject to SSDC standard conditions for community grants.

**Reason:** To consider the awarding of a grant of £12,500 towards Microbe-Safe Ventilation at the Yeovil Swan Theatre.

(voting:14 in favour, 0 against, 1 abstention)

## 8. Area South Forward Plan (Agenda Item 8)

Following the discussion at Item 6 on the agenda, members agreed that a verbal update report be brought to committee each month regarding progress and work of the Yeovil Market Review Group. This would be added to the Forward Plan.

Councillor David Recardo requested that SCC be asked to attend committee to update members on the recent road improvements in the town and to answer members' questions on the public feedback. The Case Officer explained this item was already included on the forward plan, however was currently unable to confirm with SCC this request. She would continue to liaise with SCC and confirm a date as soon as possible.

Councillor Rob Stickland requested that an update report be brought to committee in October regarding the Yeovil Crematorium. He also requested an update report be brought in September/October regarding the Countryside Service.

These requests were noted and would be added to the Forward Plan.

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## 9. Planning Appeals (Agenda Item 9)

Members noted the Planning Appeals.

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## 10. Schedule of Planning Applications to be Determined By Committee (Agenda Item 10)

Members noted the Schedule of Planning Applications.

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## 11. Planning Application 20/03082/FUL - The Stables 1 Holywell Hollow Holywell (Agenda Item 11)

*(Councillor Peter Gubbins left the meeting before consideration of this item and Councillor David Recardo took over as Chair).*

***The change of use and extension to building to form a single larger holiday let or rental rather than two one-bedroom units.***

The Specialist, Principal Planner presented the application as detailed in the agenda and with the aid of a powerpoint presentation proceeded to show the site and proposed plans. She explained the application had been brought to committee as the applicant was a member of the committee.

She informed members that West Coker Parish Council fully supported the application and clarified that because this was a single unit of accommodation, there is no increase of phosphate loading and therefore no need for a HRA assessment. She therefore recommended that the application be approved as set out in the agenda report.

Following a short discussion members were in full support of the application, however it was requested that an informative be included so that the applicant considers the installation of solar panels to provide an alternative form of green energy for the unit.

There being no further debate it was proposed and seconded to approve the application as set out in the agenda report with the addition of the informative regarding solar panels. One being put to the vote this was carried unanimously.

**RESOLVED:** That members of Area South Committee recommend to the Chief Executive that planning application 20/03082/FUL be APPROVED, for the following reasons:

01. The proposal by reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local or wider ecology, residential amenity or highway safety. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA1, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

**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:

Drawing No.'s 3831/20/5, 3831/20/4a, 3831/20/3a

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out to render the existing walls or erect any walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

04. (i) The occupation of the holiday accommodation hereby permitted shall be restricted to bona fide holidaymakers;

(ii) The holiday accommodation shall not be occupied as a person's sole, or main place of residence;

(iii) A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation, in accordance with policy EP8 of the South Somerset Local Plan 2006-2028.

05. Notwithstanding the provisions of Article 3 of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- (a) Part 1, Class A (enlargements, improvements or other alterations);
- (b) Part 1, Class B (additions etc to the roof of a dwellinghouse);
- (c) Part 1, Class C (other roof alterations);
- (d) Part 1, Class D (porches)
- (e) Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse)

Reason: In the interests of visual amenity and the character of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

06. The area allocated for parking on the submitted plan (Drawing No. 3831/20/5) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy TA6 of the South Somerset Local Plan 2006-2028.

07. There shall be no obstruction to visibility greater than 900mm above adjoining road levels in advance of lines drawn 2.0 m back from the carriageway edge on the centreline of the access and extending to points on the nearside carriageway edge 70m either side of the access. Such visibility splays shall be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

08. Any gates would need to be hung to open inwards and be set back a minimum distance of 4.5m from the adjoining carriageway edge.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

09. Prior to the occupation of the dwelling hereby permitted, one 16amp electric charging point, for electric vehicles, shall be provided adjacent to one of the parking spaces. Once installed such electric charging point shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

10. The following will be integrated into the design of the building:
- a) A Beaumaris Woodstone maxi bat box or similar
  - b) One Vivra Pro Woodstone House Martin nests or similar

Photographs of the installed features will be submitted to the Local Planning Authority prior to first occupation of the converted building.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

**Informatives:**

- 01. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.
  
- 02. The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.
  
- 03. The applicant is requested to consider the installation of solar panels to provide an alternative form of green energy for the unit.

(voting: unanimous)



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Chairman

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Date