

MEETING  
DATE 07.07.21

### South Somerset District Council

**Minutes** of a meeting of the **Area South (Informal)** held at the **Virtual Meeting using Zoom meeting software on Wednesday 7 July 2021.**

(2.00 - 2.45 pm)

**Present:**

Councillor Peter Gubbins (Chairman)

John Clark	Pauline Lock
Karl Gill	Tony Lock
David Gubbins	David Recardo
Kaysar Hussain	Peter Seib
Andy Kendall	Jeny Snell
Mike Lock	Andy Soughton

**Officers**

Jo Boucher	Case Officer (Strategy & Support Services)
Ian Timms	Yeovil Refresh Project Manager
Jan Gamon	Director (Place and Recovery)
Natalie Fortt	Regeneration Programme Manager

---

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

Apologies for absence were received from Councillors Nicola Clark, Wes Read, Gina Seaton and Rob Stickland.

---

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

There were no declarations of interest.

---

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

A member of the public addressed the committee raising concern regarding the unacceptable breach of conditions on land adjacent to Orchard Close in Yeovil Marsh. She sought clarification regarding the decision made by planning to alter the conditions as this is having a hugely detrimental effect on the local highway and safety of residents.

In response, the Chairman noted the issues raised and confirmed that a response would be required from the Council's legal team on this matter and promised that a reply to these questions would be sent direct to her as soon as possible.

**15. Chairman's Announcements (Agenda Item 4)**

The Chairman informed members that unless there was urgent planning to consider there would be no Area South committee in August.

---

**16. Market Review Working Group - Verbal Update (Agenda Item 5)**

Councillor Karl Gill informed members that Councillors Wes Read and Andy Soughton had agreed to be members of this group. He explained the first meeting had taken place on 15<sup>th</sup> June 2021 where they discussed the condition of the market and what questions to ask the contractor going forward. He also confirmed a meeting is to be held on the 13<sup>th</sup> July with the contractor and that he would update members again at the next committee.

---

**17. Presentation on the Local Cycling and Walking Infrastructure Plan (Agenda Item 6)**

This item was deferred until the 1<sup>st</sup> September Area South Committee.

---

**18. Progress Update Yeovil Refresh (Agenda Item 7)**

The Yeovil Refresh Project Manager presented the report and highlighted the following:

- Work is currently underway to deliver improvements to the Town Centre Cycling and Walking network. This is now at design phase, including proposal to reverse traffic flow in Stars Lane. Consultation is due to begin shortly.
- Public Realm work is due to commence shortly, starting at Westminster Street. This has been slightly delayed due to the request from Wessex Water to divert a sewer, however it is hoped work will start within the next 4-6 weeks.
- Works on the Triangle and Wine Street are currently out to tender with works on this area hoping to start by the end of the year subject to securing the necessary finance.
- The Future High Street fund has now been finalised of £9.75 million, therefore along with match funding will allow the programme to be delivered over the next three years.
- Regarding Development Sites, work is continuing with Martin Group on the Glovers Walk proposals and it is hopeful that a planning application will be submitted by the end of the year. Also working with Benson Elliot on suitable proposals regarding the Cattle Market site. This is currently at pre application stage.

In response to questions, the Yeovil Refresh Project Manager informed members that:

- Work at Westminster Street that was due to start at the end of June 2021 had been delayed due to the requirement to divert the sewer and secure an appropriate contractor. He could not give a definitive start date but that work would commence as soon as possible and he would of course keep members informed.

- Confirmed that part of the Lyde Road cycle way from the Pen Mill area was included as part of the active travel funding secured by SCC from Central Government.

The Chairman thanked the Yeovil Refresh Project Manager for his report.

**NOTED**

**19. Area South Committee Working Groups and Outside Organisations - Appointment of members 2021/22 (Executive Decision) (Agenda Item 8)**

The Committee agreed the appointment of members to serve on the various working groups, panels and outside bodies for 2021/22.

**RESOLVED:** That members recommend that the Chief Executive agree members:

1. be appointed to serve on the various working groups and panels for the municipal year 2021/22 as follows:
2. that appointments be made to outside bodies for the municipal year 2021/22 as follows:

**Reason:** To appoint members to working groups and outside bodies.

**Area South Panels and Working Groups Representation 2021/22**

Birchfield Group	Yeovil Lyde and Yeovil Without Ward Members
Market Review Working Group	Karl Gill Wes Read Andy Sougton

**Outside Bodies Representation 2021/22**

John Nowes Exhibition Foundation	Peter Seib
Yeovil Crematorium and Cemetery Joint Committee	Graham Oakes Rob Stickland Nicola Clark
Yeovil in Bloom Gardeners Market Steering Group	Wes Read
Yeovil One	Tony Lock
Yeovil Sports Club Board of Management	Andy Kendall
Westfield Community Association	John Clark

*(Resolution passed without dissent)*

---

**20. Development control Scheme of Delegation - Nomination of Substitutes for Area South Chairman and Vice Chairman 2021/22 (Executive Decision) (Agenda Item 9)**

**RESOLVED:** That members agreed to recommend the Chief Executive appoint, in line with the Development Control Revised Scheme of Delegation, Councillors Tony Lock as first substitute and Peter Seib as second substitute be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman’s and Vice Chairman’s absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

**Reason:** To appoint members to act as substitutes for the Chairman and Vice Chairman for the planning scheme of delegation

*(Resolution passed without dissent)*

---

**21. Area South Forward Plan (Agenda Item 10)**

Councillor Peter Seib requested a further Yeovil Refresh Update report. He believed with physical works due to commence shortly, felt it would be a good idea to have a report brought back to committee in September to keep members and the public up to date on the project.

Councillor Tony Lock raised an issue regarding the flower bed area at the triangle opposite Aldi at the bottom on town. He believed that Streetscene are due to take over responsibility of the maintenance of this area from Somerset County Council and requested an update on the current position. The Case Officer would action this request and contact the appropriate officer for further information.

Members also raised a number of issues of concern regarding Wyndham Park. This included the proposed roundabout at the end of Combe Street Lane/Mudford Road and the current situation regarding the S106 monies and getting this progressed. Also a number of complaints had been received from residents with regards to rubbish being left on site from Barratts the developers who have now vacated the site. The Case Officer would action this request and contact the appropriate officer for further information.

---

.....  
Chairman

.....  
Date