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# **Informal Discussion by Members of Area South Committee**

**Wednesday 2nd March 2022**

**2.00 pm**

**A virtual consultative meeting via  
Zoom meeting software**

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The following members are requested to attend this virtual consultation meeting:

John Clark  
Nicola Clark  
Karl Gill  
David Gubbins  
Peter Gubbins  
Kaysar Hussain  
Andy Kendall

Mike Lock  
Pauline Lock  
Tony Lock  
Graham Oakes  
Wes Read  
David Recardo  
Gina Seaton

Peter Seib  
Alan Smith  
Jeny Snell  
Andy Soughton  
Rob Stickland

There are no planning applications to consider this month.

Any members of the public wishing to view, or address, the virtual consultative meeting during either Public Question Time, need to email [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) by 9.00am on Tuesday 1<sup>st</sup> March 2022.

The meeting will be viewable online at:

[https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF\\_soA](https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA)

For further information on the items to be discussed, please contact:  
[democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Monday 21<sup>st</sup> February 2022.

*Jane Portman, 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

In light of the coronavirus pandemic (COVID-19), Area South Committee will meet virtually via video-conferencing to consider reports. As of 7 May 2021 some interim arrangements are in place for committee meetings.

At the meeting of Full Council on 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

- a) To continue to enable members to hold remote, virtual meetings using available technology;
- b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;
- c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council;

For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2981&Ver=4>

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed to extend the arrangements for a further 6 months to 8 January 2022. For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=3033&Ver=4>

Further to the above, at the meeting of Full Council on 16 December 2021, it was agreed to extend the arrangements for a further 6 months to 8 July 2022 for all meetings apart from Full Council - Full Council will be in person. For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2991&Ver=4>

## Area South Committee

Meetings of the Area South Committee are usually held monthly, at 2.00pm, on the first Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom.

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 meetings (held via Zoom)**

### **Public question time**

We recognise that these are challenging times but we still value the public's contribution to our virtual consultative meetings. If you would like to participate and contribute in the meeting, please join on-line through Zoom at: <https://zoom.us/join> You will need an internet connection to do this.

Please email [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) for the details to join the meeting.

The period allowed for participation in Public Question Time shall not exceed 15 minutes except with the consent of the Chairman and members of the Committee. Each individual speaker shall be restricted to a total of three minutes.

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) by 9.00am on Tuesday 1<sup>st</sup> March 2022. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

### **Virtual meeting etiquette:**

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman will un-mute your microphone at the appropriate time.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

### **Planning applications**

***It is important that you register your request to speak at the virtual meeting by emailing [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) by 9.00am Tuesday 1<sup>st</sup> March 2022. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.***

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

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 three 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 and/or Agent
- District Council Ward Member

**If a member of the public wishes to speak at the virtual meeting they must email [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) by 9.00am on Tuesday 1<sup>st</sup> March 2022.**

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

## **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.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

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

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# Informal Discussion by Members of Area South Committee

Wednesday 2 March 2022

## Agenda

### *Preliminary Items*

#### 1. Minutes

To approve as a correct record the minutes of previous meetings held on 6<sup>th</sup> October 2021. The draft minutes can be viewed at:

<https://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

#### 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 District Council's Regulation Committee**

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

Councillors Peter Gubbins, Tony Lock, David Recardo and Andy Soughton.

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. Public Question Time

#### 5. Chairman's Announcements

#### 6. Market Review Working Group - Verbal Update

*Items for Discussion*

7. **Progress Update Yeovil Refresh** (Pages 7 - 11)
8. **Phosphates Update** (Page 12)
9. **Area South Forward Plan** (Pages 13 - 14)
10. **Planning Appeals (For Information)** (Pages 15 - 18)

**Please note that members of the Area Committee will make a recommendation on the above reports. The decision will be taken by the Chief Executive.**

## Progress Update Yeovil Refresh

Strategic Director:	Peter Paddon, Acting Director of Place and Recovery
Service Manager:	Natalie Fortt, Regeneration Programme Manager
Lead Officer:	Ian Timms, Yeovil Refresh Project Manager
Contact Details:	ian.timms@southsomerset.gov.uk or 01935 462 961

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## Purpose of the Report

To give a brief update on progress with the Yeovil Refresh projects.

## Public Interest

Yeovil is South Somerset's principal town and the Yeovil Refresh is an important commitment by South Somerset District Council (SSDC) to invest in Yeovil town centre, working in close collaboration with local businesses, Somerset County Council (SCC) and other stakeholders. Public consultation took place in March 2018 and both residents and local businesses provided feedback on the various priority projects identified in the document.

## Recommendation

Area South Committee note progress in delivery of the Yeovil Refresh Programme.

## Background

The Yeovil Refresh programme is a holistic programme of work designed to regenerate Yeovil town centre. The Refresh has three key infrastructure based themes supported by an underpinning animation theme. The Refresh was adopted in 2018 with work beginning on the three theme areas in late 2018. The projects focus on Transport, Major Development Sites and Public Realm.

The Refresh aims to make Yeovil town centre a vibrant place to live, work, learn and visit. It seeks to provide an improved transport network, revitalised public spaces and supports major developments to help regenerate the town centre.

The Covid -19 pandemic has accelerated changes in the way town centres are used which are very much in line with the broad thrust of the Refresh projects. This has really highlighted the need to reduce the dominance of retail space, providing alternatives through leisure, commercial and residential uses. This change in the way we use space will require more diversity in the use of existing brownfield sites and buildings within the town.

## **Transport**

The Refresh proposed a series of ideas to improve connectivity issues in the town centre area. This led to the creation of an access strategy which creates a transport package for the town centre. This is broken into sections which cover: highways, bus network, walking and cycling routes and links to wider areas such as the railway stations.

## **Public Realm**

This theme aims to create and transform public spaces through the town centre. This supports the place making aims within the Refresh. It will create streets which are shared spaces from Westminster Street through Middle Street to Wyndham Street area. The Borough will be improved as a civic space and an events space incorporating a big screen and fountain will be created in the Triangle area. Key principles are to declutter these areas making them more accessible, greener spaces with more planting and reduced levels of through traffic. The pandemic has illustrated that this type of space will be of real value in future providing strong support for the town centre.

## **Major Development Sites**

A number of large sites were identified which included Old Cattle Market, Glovers Walk and car park sites in SSDC ownership. The Old Cattle Market and Glovers Walk are in private ownership, therefore any potential development on these sites will be led by the private sector.

## **Update**

The previous update to this committee was to the October 2021 meeting. Progress in each themed area is outlined below:

### **Transport**

As stated in the background section of the report the Access Strategy work has been completed and this now forms the basis for action. Work continues to deliver improvements to the Town Centre Cycling and Walking network. This also includes the proposals in the Refresh to reverse traffic flow in Stars lane which is intended to support the public realm works in the main streets.

As reported to the committee in October 2021 we are consulting on the design. This is a statutory consultation with specified organisations which also engages individual properties along the proposed routes. This enables issues to be raised with the design which can be addressed following the consultation. The plans are hosted on the SCC Small Improvement Schemes website with links from the Refresh Microsite.



The sections under consultation are:

- Hendford
- Reversal of traffic flow Stars Lane and South Street
- SW Terrace junction improvements and updates

We are still working on a further section which links to Pen Mill Station via the country park. This has been slow to progress due to limited access to ecological services which are needed to support the design.

Work also continues on bus routes through the town. A consultation was carried out with the public in September 2021 as part of a suggestion to move bus stops from the Borough to South Street. This has now been added to other work and we are exploring possible options moving forwards.

### **Public Realm Work**

The work to complete the designs for improved public realm has been completed and a timetable for delivery agreed by the Refresh board. We expect to complete all works from Westminster Street to the Middle Street junction with South Western Terrace by December 2023.

The first section in Westminster Street was underway but at the time of writing our main contractor Midas has entered administration. This has meant little work has been progressed on site since just before Christmas 2021. We are currently working through the issues associated with this to ensure we re-start this project at the earliest opportunity. In addition to this serious issue we are seeking to secure a road closure to enable works to progress safely. We have sent letters to surrounding streets which resulted in discussions with a number of residents and businesses. We are now reviewing the situation to identify a solution which causes the least possible disruption in the area and enables construction to progress.

In other areas a short section of Wine Street has been rebuilt and this was constructed in accordance with the agreed timetable. This was part of the Triangle contract with South West Highway Group. Works at the Triangle are impacted by the need to divert all four utilities which is complicated. We are hoping to announce a clear date for a start on site shortly. Some preparatory work has been done and we are looking at opportunities to commence work on site.

The tender for Middle Street West, Middle Street East and the Borough/High Street had been completed but due to the situation with Midas we are now needing to re-run that exercise. This will delay planned commencement of work on those sections of street by around 3 - 4 months. We are though reviewing opportunities to add sections to existing contracts.

### **Development sites**

The Old Cattle Market site and Glovers Walk form a substantial part of the town centre area. Therefore, whilst they are not within SSDC control, officers have been seeking to facilitate planning applications on the sites. However there has been no significant progress over the past few months.

These schemes have been affected by a range of factors which fundamentally affect their deliverability. These include significant viability challenges, limited availability of investment partners, occupier interest impacted by the pandemic and the general state of the property market.

### **Complementary initiatives – Animation**

Work is now underway on a number of areas within this theme. These include:

- a re-start on the night-time economy group which is led by the Police
- Market review in association with the National Association of British Markets as part of the Welcome Back Fund
- Market rebrand in association with Area South Committee sub group
- Support to events group to enhance co-ordination and set up a clear annual programme
- Setting up management and licensing arrangements for public realm

This work will develop over the next 6 months to support the wider concepts of the Refresh.

### **Financial Implications**

None directly arising from this report.

### **Council Plan Implications**

Delivery of the Yeovil Refresh is part of Priority 2 in the Council Plan so focus will remain on the projects which are outlined within the document and on linked initiatives.

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

None arising from this report. However, all of the plans and projects are being developed with this theme in mind. As an example, public realm proposals include planting and greening of the area which was strongly supported by consultation in 2019. Also transport proposals seek to create a mixed network which promotes active travel, in practical terms this will promote walking and cycling as modes of transport.

### **Equality and Diversity Implications**

None arising directly from this report. However, when delivering each project impacts are identified and an Equality Impact Assessment carried out. We will continue to



## **South Somerset District Council**

engage with groups and individuals to address issues and make reasonable adjustments where needed. Further consultations are also planned on traffic regulation orders in the next few months.

### **Background Papers**

None attached



## **Phosphates Update**

Strategic Director:	Kirsty Larkins, Director of Service Deliver
Lead Specialist:	John Hammond Lead Specialist Planning
Contact Details:	John.Hammond@southsomerset.gov.uk

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## **Purpose of the Update**

The Lead Specialist, Planning will be attending Area South Committee to give a verbal update on Phosphates.



## Area South Forward Plan

Director: Nicola Hix, Strategy & Support Services  
Lead Officer: Jo Boucher, Case Officer (Strategy & Commissioning)  
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:

- a. Comment upon and note the proposed Area South Forward Plan as attached;
- b. 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 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 Coordinator.

## Background Papers

None

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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 Case Officer – Strategy and Commissioning; Jo Boucher.

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Lead Officer</b>
<b>Monthly Ongoing</b> -	Verbal Update – Yeovil Market Review Group	Cllr Karl Gill
<b>TBC</b>	<i>Presentation by 'Liftango' on the potential of a Digital Demand Responsive Transport (DDRT)</i>	<i>Cllr John Clark/Joe Walsh Specialist Economic Development</i>
<b>TBC</b>	<i>Yeovil Crematorium Update Report</i>	<i>Robert Orrett, Commercial Property, Land and Development Manager</i>
<b>TBC</b>	<i>Update on recent road improvements in the town and the public feedback</i>	SCC
<b>TBC</b>	<i>Community Funding Requests</i>	Ongoing



## Planning Appeals

Director: Kirsty Larkins, Service Delivery  
Lead Officer: John Hammond, Lead Specialist Planning  
Contact Details: John.hammond@southsomerset.gov.uk

## Purpose of the Report

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

## Recommendations

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

Ward: Coker

Proposal: Notification of prior approval for conversion of agricultural building into dwelling.

Appellant: Mr P Richards

Site: Woodentop Farm West Coker Hill West Coker Yeovil Somerset BA22 9DG

Ward: Coker

Proposal: Prior approval for the change of use of an agricultural building into a dwelling house.

Appellant: Mr D Mead

Site: Land Os 9521 Part West Coker Road Yeovil Somerset

Ward: Yeovil College

Proposal: Proposed Demolition of existing single storey buildings and construction of new single storey buildings together with loft conversion.

Appellant: Mrs S Forbes

Site: 163 St Michaels Avenue Yeovil Somerset BA21 4LP



### **Appeals Dismissed**

Ward: Coker

Proposal: Small single storey extension to existing building with a balcony on top. Dormer to be added to roof to allow access on to Roof Balcony from second floor

Appellant: Matt Whetham

Site: Willow Barn Pendomer Road Closworth Yeovil BA22 9PH

### **Background Papers**

Decision Notices attached.

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## Appeal Decision

Site visit made on 30 November 2021

by **Matthew Jones BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 December 2021

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**Appeal Ref: APP/R3325/D/21/3277937**

**Willow Barn, Pendomer Road, Closworth, Yeovil BA22 9PH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Matt Whetham against the decision of South Somerset District Council.
  - The application Ref 21/00955/HOU, dated 18 March 2021, was refused by notice dated 27 May 2021.
  - The development proposed is small single storey extension to existing building with a balcony on top. Technically it is to the front of the house. Dormer to be added to roof to allow access on to Roof Balcony from second floor.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

### Reasons

3. Willow Barn is an historic barn now converted to a dwelling within an agrarian landscape, accessed from Pendomer Road to the north. When the building was converted, a sizeable perpendicular extension was added at its south east end, with a small porch constructed in the right angle. This markedly changed the scale and plan form of the barn. However, the effect of these enlargements has been well mitigated through design, with the extension and porch earnestly adopting the simple, agricultural typology of the original building.
4. Whilst the extension would be off this newer part of Willow Barn, the building is read as a whole. Legibility of its historic plan would again be reduced, with the extension cutting further across an original elevation. With a dormer breaking the eaves, the use of render, and a flat roof with a balcony enclosed by railings, an overt and incongruous domesticity would be introduced to the once farm building which has thus far been avoided. This would be particularly pronounced given the prominence of the affected elevation from Pendomer Road.
5. I recognise that when an extension is to be added to an historic barn, a contrasting design can sometimes be the most respectful response. However, given the harm I have identified, this would not be achieved in this case.
6. Accordingly, I conclude that the proposal would have an unacceptable effect on the character and appearance of the area. It would conflict with the design aims of Policy EQ2 of the South Somerset Local Plan 2006-2028 (adopted 2015) and the National Planning Policy Framework.

### **Other Matters**

7. The appellant has referred to Permitted Development Rights for extensions and barn conversions. However, these rights do not apply at Willow Barn. Indeed, I understand that householder Permitted Development Rights were removed when permission was granted in order to protect the clear agricultural heritage of the building. The existence of these rights elsewhere does not therefore serve to justify the harm that would arise at Willow Barn.
8. Whilst I acknowledge the delays experienced by the appellant during the planning process, the procedural conduct of the Council is not relevant to my assessment, which is focused on the planning merits of the proposal. The absence of any objection from third parties and Closworth Parish Council and the absence of harm to the living conditions of neighbouring occupants are also neutral factors in the balance.

### **Planning Balance and Conclusion**

9. Consequently, the scheme would conflict with the development plan when read as a whole and there are no other considerations which outweigh the conflict.
10. For the reasons outlined above, and taking all other matters raised into account, I conclude that the appeal should be dismissed.

*Matthew Jones*

INSPECTOR