
Informal Discussion by Members of Area South Committee

Wednesday 8th April 2020

2.00 pm

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

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 address the virtual consultative meeting during Public Question Time, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 7 April.

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 31 March 2020.

Alex Parmley, Chief Executive Officer

**This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app**

Information for the Public

In light of the Coronavirus (COVID – 19), and the Government's announcement to avoid social contact to help prevent the spread of the virus, a number of SSDC decision making meetings have been postponed and may continue to be postponed in the future.

At the meeting of Full Council on Thursday 19th March 2020 it was agreed to extend the delegation of all Executive and Quasi Judicial decisions listed in the Constitution to the Chief Executive and to the relevant Director in the Chief Executive's absence where not already delegated, in consultation with the Leader of the Council (or Deputy) and the relevant Portfolio Holder, Ward Member and Committee Member if practicable to ensure that the Council can continue to operate, if meetings of the relevant committee are unable to be held.

This was the full decision taken:

1. That Council agreed the following changes be made to the Council's Constitution:
 - a) To amend Part 3, Responsibility for Functions, Sections 3 and 4 of the Council's Constitution to allow delegated authority to the Chief Executive, and to the relevant Director in the Chief Executive's absence where not already delegated, to take Executive and Quasi-Judicial decisions in consultation with the Leader of the Council (or Deputy) and the relevant Portfolio Holder, Ward Member and Committee Member if practicable, if meetings of the relevant committee are unable to be held;
 - b) If legislation and technology allows, then enable Councillors to make decisions by remote, virtual meetings using available technology.
 - c) That delegated authority be given to the Monitoring Officer and Chief Executive to amend the Constitution to reflect any further changes that are required as a direct result of Government Legislation /Guidance resulting from the coronavirus (COVID-19) situation.
 - d) These changes in procedure will cease when the Government announces that the coronavirus (COVID-19) crisis is over and when normal meetings can resume.
 - e) That these changes in procedure be reviewed in 3 months time.

To enable the decision making process to continue, it is proposed that Councillors continue to receive decision-making reports and meet using virtual meeting teleconferencing technology and debate the reports. They will form a view which will be communicated to the Chief Executive. The decision will be formally made by the Chief Executive (or relevant Director). This is because current legislation states that Councillors must be 'present and voting' to cast their vote on an Executive or Quasi-Judicial decision.

Area South Committee

Meetings of the Area South Committee are usually held monthly, usually at 2.00pm, on the first Wednesday of the month. 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

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>

Meeting ID: 775 475 691
Meeting Password: 016384

You will need an internet connection to do this.

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 by 9.00am on **Tuesday 7 April 2020**. 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.

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 8 April 2020

Agenda

Preliminary Items

- 1. Apologies for Absence**
- 2. 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.

- 3. Public Question Time**
- 4. Chairman's Announcements**

Items for discussion

- 5. Keyford Sustainable Urban Extension s106 Agreement, Application 15/01000/OUT (Pages 7 - 13)**
- 6. iAero Centre Update Report (Pages 14 - 15)**

7. **Area South Forward Plan** (Pages 16 - 17)
8. **Planning Appeals (For Information)** (Page 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.

Agenda Item 5

Keyford Sustainable Urban Extension s106 Agreement, Application 15/01000/OUT

Director: Netta Meadows, Service Delivery
Manager / Lead Specialist: Simon Fox, Lead Specialist (Planning)
Lead Officer: Simon Fox, Lead Specialist (Planning)
Contact Details: simon.fox@southsomerset.gov.uk

Purpose of the Report

Members will recall on 18 December 2019 the Area South Committee resolved to approve planning permission, subject to the holding direction from MHCLG and the prior completion of a legal agreement, for the site known as the Keyford Sustainable Urban Extension, off Dorchester Rd, Yeovil.

The full proposal description of the proposal is:

Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works

The resolution left two matters that would constitute heads of terms in the planning obligation to be discussed further with the request they be reported back to the committee.

As such this report, following discussion with the applicant team, seeks agreement of those two s106 planning obligation clauses linked to the Keyford site:

- Quicksilver Roundabout Improvements and the
- Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

Explanation

At the meeting of Area South of 18 December 2019 Members asked for further clarification on two highway elements:

- The Quicksilver Roundabout Improvements, and the
- Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

The Quicksilver Roundabout Improvements

Discussion on the first element centred on whether works to the Quicksilver Mail should be secured now as part of the legal agreement and if so what works should be secured and when should they be undertaken relative to the commencement of the development.

The applicant has commissioned further analysis work and this has resulted in further traffic data being collected. On the basis of that data the appointed Highway Consultancy, IMA has concluded:

- *By comparing the recent survey data with the 2018 forecasts derived from the 2003 surveys, it can be seen that flows into the junction are lower now than were forecasted.*
- *Looking on the situation on an arm by arm basis, in the AM peak the inflows on the Dorchester Road and Hendford Hill arms are approximately as predicted, but the inflow on the West Coker Road is notably lower in the recent survey. In the PM peak the inflows on all arms are lower*

than was predicted.

- *There is nothing to suggest that changes have occurred that would bring into question the County Council model used to test all Local Plan developments including Keyford, and which have also been used to test this development for the purpose of the planning application.*
- *The model considers wider development and highway improvements proposals in Yeovil, and assigns traffic to the transport network based on network (mainly junction) performance. It shows that in the case of Quicksilver Roundabout that flows are predicted to reduce – this does not mean that flows on the wider network will reduce, simply that with the development and highway improvements proposed, traffic will no longer route through the Quicksilver Roundabout. Indeed the 2020 survey flows would appear to be reflecting that this is occurring given that flows are lower than predicted based on 2003 survey data.*

As such there is no overriding evidence to suggest why works to the Quicksilver Mail Roundabout are necessary at the present time. This justified the stance officers took in the committee report which suggested *“Potential Improvements to Quicksilver Roundabout, (two lane access from West Coker Road and Dorchester Road), subject to an agreed traffic assessment trigger over an agreed period, (to be agreed by SSDC and SCC).”*

However, mindful of Member’s comments at the committee meeting the applicant has suggested that works to widen the Dorchester Road arm is feasible, being land within the highway. These works are shown on IMA drawing IMA-17-085-040 (Appendix 1). Given the background reduction in traffic flow shown by the recent survey it is felt a trigger point of 500 dwellings for the completion of the works is reasonable. The applicant has indicated the cost of these works to be circa £132,000.

In response to this proposal the Highway Authority has indicated its support.

Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

Discussion on this element centred on whether the cycle link on Hendford Hill should extend:

- a) From Dorchester Road, via the entirety of Lovers Lane to Hendford Hill and then to Horsey Roundabout, or
- b) From Dorchester Road, via part of Lovers Lane and a new connection into Southwoods, and then onto Hendford Hill and then to Horsey Roundabout.

Option A was favoured by officers, but Option B was indicated as favoured by the majority of members who spoke on the matter.

Feasibility on Option B shows the linkage between Lovers Lane and Southwoods can be technically achieved and that it runs over SSDC land so does not implicate any third party landowners (see Appendix 2). The provision of street lighting and use of sustainable drainage where required will be considered at the detailed design stage.

IMA drawing IMA-17-085/020 Revision C dated September 2018 (See Appendix 3) shows a 3.5m wide shared footway/cycleway on the south-eastern side of Hendford Hill from Southwoods to Horsey Roundabout. The works will involve narrowing the footway on the north-western side of Hendford Hill to around 1.8m and the carriageway of Hendford Hill to around 6.5m. A short length of shared footway/cycleway would be provided on the north-eastern side of Southwoods from its junction with Hendford Hill for a distance of around 35m. The Hendford Hill works to include the provision of, or alterations to dropped kerbs, tactile paving, street lighting and signage as required.

The applicant has indicated the cost of these combined works to be circa £575,000.

In response to this proposal the Highway Authority has indicated its support.

Recommendations

That Members note the report and agree that officer proceed to negotiate the planning obligation on the basis of:

- a) The Quicksilver Roundabout Improvements as shown on IMA drawing IMA-17-085-040 which shall be carried out on or prior to the occupation of 500 dwellings at Keyford.
- b) The Cycle Path linking the Dorchester Road to the Horsey Roundabout be as described in Option B (via part of Lover's Lane and Southwoods) as shown on IMA drawing IMA-17-085-040 RevC and DLS drawing 5917/414 RevA. Trigger points for this element and indeed all highway elements are yet to be negotiated.

Financial Implications

There are no direct financial implication on the Council. The works will form part of a planning obligation associated with application 15/01000/OUT when approved and the works will be instigated and paid for by the developer.

Council Plan Implications

The eventual approval of application 15/01000/OUT has benefits in delivering key aspects of the Council Plan and Local Plan.

Housing:

To enable housing and communities to meet the existing and future needs of residents and employers we will work to:

- Enable sufficient housing in appropriate places to meet community needs.
- Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities.
- Match life long independent living with appropriate property solutions.
- Ensure development which is sustainable, where people want to live and communities can thrive.

Environment:

To keep South Somerset clean, green, attractive and sustainable we will:

- Work with partners to promote recycling and minimise waste.
- Maintain and improve the provision and quality of open spaces and parks.
- Be a leading council in developing and adopting a Green Agenda to promote sustainable environment, economy and communities.
- Support long-term flood resilience.
- Promote a high-quality built environment.
- Support communities to develop and implement Neighbourhood Plans.

Healthy, Self-reliant Communities:

To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life we will:

- Work with partners to keep our residents safe and help them to feel safe in their local area.
- Work with partners to reduce the impact of social isolation and create a feeling of community.
- Work with partners to support people in improving their own physical and mental health and wellbeing.
- Enable quality cultural, leisure and sport activities.

Economy:

To promote a strong and growing economy with thriving urban, rural and land-based businesses, we will:

- Ensure delivery of adequate employment land and premises to meet different business needs.
- Support our town centres in adapting to the changes in our high streets and consumer trends.

The South Somerset Local Plan allocates Keyford via Policy SS5 within a Yeovil target of 7441 homes by 2028 (47% of SSDC total 15,950 Keyford's 750/800 homes would comprise circa 10% of homes needed for Yeovil and 4% of homes needed across the whole South Somerset District (15,950).

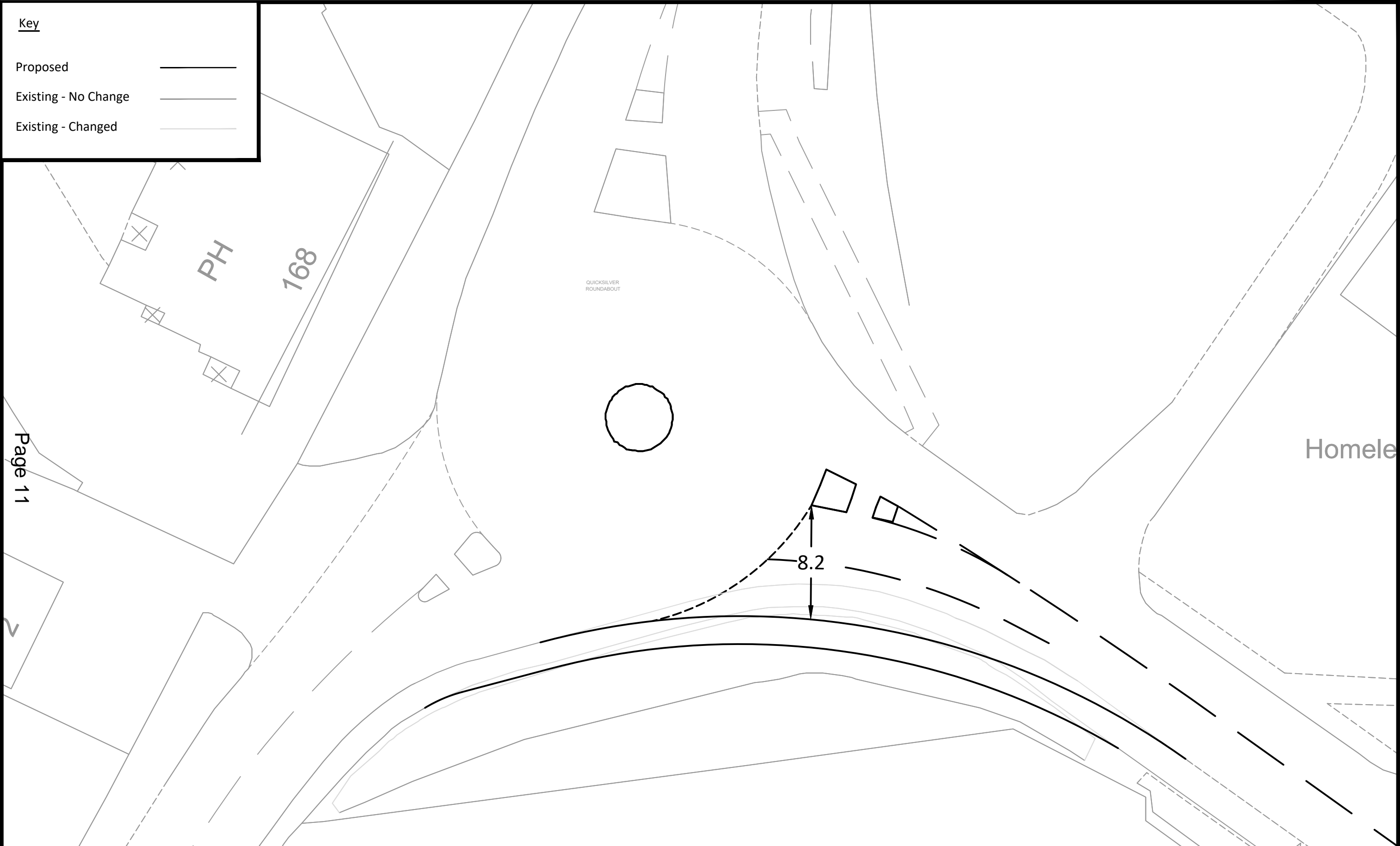
Carbon Emissions, Climate Change and Equality and Diversity Implications

Quicksilver Roundabout improvements will provide additional car and bus capacity for the proposed development and the proposed cycle path improvements will encourage cycling and modal shift options away from the car.

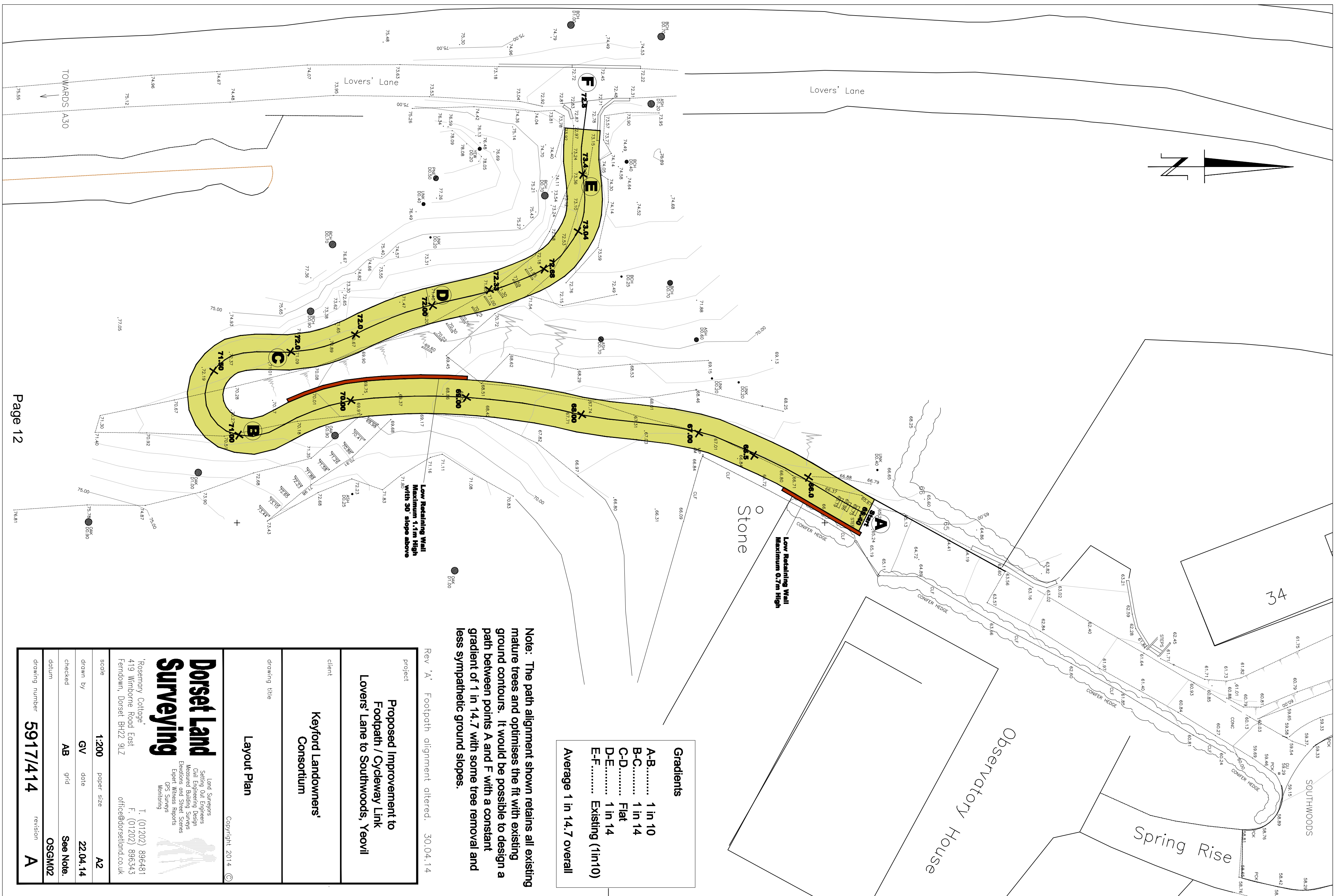
Background Papers


Keyford Urban Extension Application file 15/01000/OUT inclusive of the report presented to Area South Committee 18/12/19 available via www.southsomerset.gov.uk, planning application search, ref 15/01000/OUT.

Email from J.Bishop, Charles Bishop Ltd dated 12 March with attachments on behalf of the applicant.



<div><div><div>I</div><div>M</div><div>A</div></div><div>TRANSPORT PLANNING</div><div>11 KINGSMEAD SQUARE BATH BA1 2AB t: 01225 444 011 www.ima-tp.com</div></div>	CLIENT:	Charles Bishop Ltd	TITLE: Swept Path Analysis Proposed Roundabout Layout Quicksilver Roundabout	SCALE: (A3) 1:250	CHECKED:	APPROVED:
	PROJECT:	Keyford, Yeovil		CAD FILE: IMA-17-85-040.dwg	DESIGN/DRAWN: TC	DATE: Feb 2020
				PROJECT No: IMA-17-085	DRAWING No: 040	REV: -



REV	DATE	BY	DESCRIPTION	CHK	APD
 <div> <div>TRANSPORT PLANNING</div> <div> 11 KINGSMEAD SQUARE BATH BA1 2AB t: 01225 444 011 www.ima-tp.com </div> </div>					
<div>CLIENT:</div> <div>Keyford Landowners</div>					
<div>PROJECT:</div> <div>Keyford, Yeovil</div>					
<div>TITLE:</div> <div> Option#1 Indicative Footway/Cycleway on Southern side of Hendford Hill </div>					
SCALE: (A3) 1:1000		CHECKED:		APPROVED:	
CAD FILE: Layout V16.0.dwg		DESIGN/DRAWN: AB		DATE: Sept-2018	
PROJECT No: IMA-17-085			DRAWING No: IMA-17-085/020		REV: C

Agenda Item 6

iAero Centre Update Report

Strategic Director:	Martin Woods, Director
Service Manager:	Peter Paddon, Lead Specialist Economy
Lead Officer:	Joe Walsh - Specialist, Economic Development
Contact Details:	Joe.walsh@southsomerset.gov.uk or 01935462289

Purpose of the Report

To update Area South Committee on the iAero Centre as requested by Members.

Public Interest

This report provides an update on the iAero Centre Yeovil.

Recommendation

To note the report.

Background

The iAero Centre Project will deliver a purpose-built 2,398 m2 research, design and innovation facility in Yeovil to support the competitiveness and growth of the aerospace and associated high-value design and engineering technology supply chains. The Centre will offer high-quality office, light industrial and collaboration space as well as innovation support services and is expected to open fully in 2021.

Report Detail

The iAero Centre Project will deliver a purpose-built 2,398 m2 research, design and innovation facility in Yeovil to support the competitiveness and growth of the aerospace and associated high-value design and engineering technology supply chains. The Centre will offer high-quality office, light industrial and collaboration space as well as innovation support services and is expected to open fully in 2021.

The iAero Centre project is receiving up to £3,049,240 of funding from the European Regional Development Fund (ERDF) as part of the European Structural and Investment Funds Growth Programme 2014-2020. Somerset County Council, the Heart of the South West Local Enterprise Partnership and Leonardo are also funding partners of the Centre.

Build progress:

Willmott Dixon is Somerset County Council's (SCC's) appointed construction contractor for the iAero (Yeovil) Centre

Work started on site in July 2019 and is progressing on schedule.

A time lapse camera has been set up on the iAero site and allows progress with construction of the Centre to be viewed - <https://www.willmotttdixon.co.uk/projects/iaero-yeovil-centre>

Construction of the Centre is due to be completed in Summer 2020 and there will then be a fit out stage, with the Centre expected to open fully in 2021

Willmott Dixon is keen to engage with local schools and colleges as part of their Social Value work. They are currently working with Primrose Lane Primary School and Yeovil College to arrange site visits and work placements. They are also delivering the Construction Talent Academy on behalf of the South Somerset 14-19 Partnership

Operator / end user progress:

Somerset County Council are working with Partners (including Leonardo, LEP and SSDC) to define and take forward an operational strategy for the iAero Centre, including marketing and pipeline development.

Future engagement:

It has been agreed with Cllr Peter Gubbins (Area South Chairman) and Cllr John Clark (PFH Economic Development including Commercial Strategy) that a further update will be provided to Area South Committee. This will include an update on how iAero fits into the broader economic vision for South Somerset, Somerset and the HotSW LEP area. Over the coming months, significant progress will be made and we hope to be in a stronger position to update Members and key stakeholders.

Financial Implications

NA

Council Plan Implications

The iAero Centre will contribute to the economy objectives of the Council Plan.

Carbon Emissions and Climate Change Implications

This will not affect SSDC's Carbon Emissions and Climate Change commitments however products developed at the centre could impact the aerospace sector achieving cleaner growth.

Equality and Diversity Implications

NA

Background Papers

NA

Agenda Item 7

Area South Committee Forward Plan

Director: Netta Meadows, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Officer – Strategy and 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:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. 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 Agenda Coordinator.

Background Papers

None

Appendix A

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.

Meeting Date	Agenda Item	Lead Officer
June	<i>Update on the Octagon Theatre</i>	<i>Adam Burgan, Arts & Entertainment Venues Manager</i>
July	<i>Progress on the new Yeovil Crematorium</i>	<i>Paul Rayson, Crematorium Manager</i>
TBC	<i>Update on recent road improvements in the town and the public feedback</i>	SCC
TBC	<i>Community Funding Requests</i>	TBC
TBC	<i>Presentation on Yeovil District Hospital</i>	<i>Chief Executive, Yeovil District Hospital</i>

Agenda Item 8

Planning Appeals (For information)

Director: Martin Woods, Service Delivery
Lead Officer: Martin Woods, Service Delivery
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

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.

Appeals Received

Ward: Yeovil Westland
Proposal: Erection of front porch, loft conversion with alterations to roof and inclusion of 3 no Velux windows to rear of dwellinghouse.
Appellant: Mr Duncan Day
Site: 96 West Coker Road Yeovil Somerset BA20 2JG

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files