

MEETING JAS04m 09:10
DATE 07.10.09

South Somerset District Council and Somerset County Council

Draft Minutes of a meeting of the **Joint Area Committee - South** held in The Council Chamber, Brympton Way, Yeovil on **Wednesday 7th October 2009**

(2.00pm – 6.15pm)

Present:

Members: Tony Fife (In the Chair)

Cathy Bakewell	Tony Lock
Lesley Boucher	Ian Martin
Tim Carroll	Pat Martin
John Vincent Chainey	Tom Parsley
Sam Crabb	David Recardo
Julian Freke	John Richardson
Dave Greene	Peter Roake
Peter Gubbins	Peter Seib
John Hann	Alan Smith
Andy Kendall	Barbara Strong
Ruth Kendall	

Also Present:

Officers:

Martin Woods	Assistant Director (Communities)
Jo Boucher	Committee Administrator
Andy Cato	Deputy Development Control Team Leader
Adrian Noon	Major Applications Co-ordinator
Simon Fox	Planning Officer
Amy Cater	Solicitor
Carl Brinkman	Principal Planning Liaison Officer, Somerset County Council
Stephen Walford	Transport Policy Manager, Somerset County Council
Chris Cooper	Streetscene Manager
Pam Harvey	Civil Contingencies Manager
Nicola Dawson	Civil Contingencies Manager, Somerset Local Authorities Partnership
Pauline Burr	Arts Development Officer

43. Minutes of meeting held on 2nd September 2009 (Agenda Item 1)

The minutes of the meeting held on the 2nd September 2009, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

44. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Julian Gale, Group Manager – Community Governance, Somerset County Council.

45. Declarations of Interest (Agenda Item 3)

Councillor Peter Seib declared a personal interest in planning application 09/02228/FUL Land at Greenhill Road, Yeovil as a friend lives in the area.

46. Public Question Time (Agenda Item 4)

Jacqui Cousins a representative from Lark Community Association made a complaint regarding the Monksdale Recreation Area. She reported that Section 106 funding had been promised to upgrade the play area. She informed members that the park was suffering from 'dog fouling' and poor maintenance and as yet the upgrade and funding had not been made available.

She was advised that a report had been requested regarding Section 106 monies relating to the delivery of funding for a variety of proposed schemes and that this report would be expected at the December meeting.

Viv Cornelius a member of the public made a complaint regarding the anti social behaviour in the Yeovil Recreation Ground Car Park at Chilton Grove, Yeovil. She enquired as to when CCTV was to be installed and requested that a dispersal order be made for no Alcohol Consumption in the area.

She was advised to report every incident to the Police either by phone or via their website as it was very important to have every incident logged in order for the Police to realise the problem in this area. A member voiced their disappointment that this behaviour would spoil the Park and new play area.

47. Chairman's Announcements (Agenda Item 5)

The Chairman:

- As clarification for the members of the public - a reminder that those Somerset County Council members who are not also SSDC members are not able to vote on major planning applications and financial matters which are designated as Excepted Business on the agenda. For your information the members on this committee are Councillor Sam Crabb and Councillor Tim Carroll – although Councillor Tim Carroll is also an SSDC member and Leader of the Council he sits on this committee as a County Council member only.

Also please note that the Parish Representative appointed to represent the parishes from within Area South will hold Observer status in relation to **all** matters and therefore will not be able to vote. For your information the member on this committee is Barbara Strong.

Further information can be found on the first few pages of the agenda under 'Information for the Public'.

- Announced the tragic death of Chief Superintendent Sandy Padgett, District Commander for Somerset West Police District, Taunton Police Station, and formerly of Yeovil Police Station. Aged 41 with two young children.
 - Announced that Natalie Ross, Community Development Officer at Area South has been nominated to represent SSDC at the LGC Young Local Government Personality of the Year Awards
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48. 'Celebration of Yeovil in Bloom' DVD (Agenda Item 6)

The DVD was shown and members congratulated the Streetscene Team on their excellent work.

49. Reports from Representatives on Outside Organisations (Agenda Item 7)

Councillor Lesley Boucher reported on a meeting of Yeovil Hospital Governors and highlighted the increased procedures put in place regarding swine flu. She reported that staff were having extensive training, vaccinations and issued with high quality face masks, gowns etc. She reported that they plan to increase the critical care unit by 200% in the near future.

Councillor John Richardson wished to report from the Abbey Community Association that the upstairs room at the centre had been revamped to include air conditioning and so far bookings have increased.

50. Planning Applications (Agenda Item 8)

09/02228/FUL – Demolition of 20 dwellings and garages and erection of 38 dwellings with associated access, parking and landscaping, Land At Greenhill Road Yeovil – Yarlington Housing Group

The Major Applications Co-ordinator presented the application and updated members on the slight change regarding the basis on which the affordable housing be sought, namely:-

- Replacement Yarlington homes plus 35% of the uplift;
- Sports arts and leisure contributions as requested by officers

He highlighted the alteration of the proposed public open space within the development, which although would result in the loss of some of the open space he felt it was important to upgrade the existing area to make it more attractive and usable for the local people. He felt that at present it was not seen as a major facility for local people other than for those living on the immediate surrounding streets.

With the aid of slides the Major Applications Co-ordinator outlined the current site showing:

- external and internal house elevations and corresponding rear elevations
- amendments made to the windows in the rear elevations which were now either situated in the roof space or obscured glass fitted in the bathroom windows
- with the aid of photos showed the site and surrounding street scene highlighting the proposed open space area

He also showed photos of the existing garage area reporting that although there were concerns regarding the loss of the existing garages it appeared that many garages were being used for storage purposes only therefore the need for affordable housing, enhancing the existing site and the proposed addition of car parking for the residents of Johnson flats outweighed any concerns raised.

The Major Applications Co-ordinator drew attention to the key issues and felt the design and overall layout of the development would replace the existing poor quality houses, help deliver the additional housing needs and enhance the public open space already situated on site.

In reply to members' questions the committee was advised that the nearest play area from the site would be approximately 300 yards away across a busy road.

Matt Frost agent for Yarlington Homes addressed the committee and highlighted the need to upgrade the existing houses. He also considered that the proposed development would enhance the current area and improve the existing layout. He felt the proposed new open space area would link the surrounding areas and appeal to more local people to use it. He advised members that the area of public open space would be purchased by Yarlington Homes and therefore would be maintained by them.

Councillor Tony Lock, Ward Member expressed his concern over the loss of the Public Open Space and agreed with the Open Spaces Officers comments. He also felt surrounding public open spaces within the area were some distance away and the majority required crossing dangerous roads. He felt the loss of the garages would have an impact on the parking provisions for the residents of the area.

David Recardo, Ward Member reiterated the comments made and again felt other public open spaces were a fair distance away from the proposed development. He also enquired into whether the proposed Section 106 Planning Obligation monies for this application could take into account the refurbishment of the surrounding local play areas.

In response to the Ward Members question the Major Applications Co-ordinator advised that an application this size would normally make contributions towards off site provision. Where the contribution would be spent would normally be clarified in the S106 agreement in light of the advice of sports development officers. He reported however that the Play and Youth Facilities Officer had not yet sought any monies in this case.

During a brief discussion members raised concerns over the fact that no comments had been received from the Play and Youth Facilities Officer and felt that at present the proposed development did not give an opportunity for play or clarification of where any contributions would be spent.

In response to members the Major Application Co-ordinator reiterated that the current size of the site did not require a provision for a play area and that this proposal would be to enhance existing public open space. He explained to members that if they required further comments from the Play and Youth Facilities Officers this application would have to be deferred in order to obtain their comments.

It was then proposed and seconded that the planning application be deferred for one month in order for comments from the Play and Youth Facilities Officer. On being put to the vote, this was carried (voting: 18 in favour, 1 against, 0 abstentions)

RESOLVED: That application reference 09/02228/FUL be deferred and reported back to the next meeting with the comments of the Play and Youth Facilities Officer.

(Voting: 18 in favour, 1 against,)

09/02146/REM – The erection of 24 flats, Land Between Victoria Road, Cromwell Road and Lyde Road Victoria Road

The Planning Officer presented the application and reminded members that this application was for the reserved matters of an outline planning permission that had already been granted; therefore consideration should be made on the basis of the design, scale, landscaping and layout of the site.

With the aid of slides he outlined the current site showing the:

- proposed layout of the site and car parking area
- elevations of the proposed blocks, the cycle store and semi covered stairwell
- proposed access to the site
- existing garage area showing the current state of repair

Members then raised questions regarding the following:

- what outside space would be provided to residents of the proposed flats relating to any drying facilities
- why no lift was being installed within the block of flats which could cause problems for residents with only an external stairwell
- why did this scheme show no real green open space within the site
- what refuse collection/storage facilities had been provided for the proposed site
- does the site provide adequate access for emergency vehicles
- would there be any possibility that residents from Victoria Road could get access via the site possibly creating further development
- why was there no affordable housing proposed on site

In reply to members questions the Planning Officer reported that:

- a lift could not be insisted upon
- due to the Police Architectural Liaison Officers concerns over vehicle related crime and lack of natural surveillance in the proposed car parking area the scheme has been amended to take his concerns into accounts and therefore amended the original areas of open space, and additional column lighting had been proposed. 12 flats would also overlook the car park and pedestrian movements in and around the area would provide additional surveillance.
- Building control were satisfied with the access for fire vehicles and that suitable refuse vehicles had adequate access to the site
- no extra access would be made available to residents from Victoria Road
- only 24 homes were being provided on site which currently falls below the required threshold for any affordable housing

Nick Forrest agent for the applicant addressed the committee and reiterated some of the comments made by the Planning Officer. He highlighted that the ground floor flats provided gardens for these residents and therefore rotary lines could be used for drying, alternative internal drying facilities would be made available for the other flats possibly with

the bathrooms. He also reported that the proposed external stairwell would be of a gentle gradient to help the disabled.

Councillor Tony Lock, Ward Member raised his concerns about the extra traffic movements within the area. He felt that Victoria Road was already congested and this scheme would make things worse. He felt the scheme did not provide good open vehicular access to the site and also agreed with the Police Architectural Liaison Officers comments about the lack of surveillance for residents regarding the car parking facilities.

Councillor David Recardo, Ward Members raised his concerns regarding the sewage and drainage system of the site and the possible lack of recycling storage areas.

The Chairman and Ward Member again highlighted to members that this application seeks consideration only for the proposed appearance, landscaping and layout of the development and that any highway issues or number of dwellings within the development had already been previously approved.

The Solicitor advised members that if members sought to refuse permission on the grounds that they had concerns about highway issues then, if an appeal were made against the refusal, it was likely that the Council would lose. Highway matters had already been considered at the outline stage, on appeal by an Inspector, who was satisfied with the proposals. An Inspector would also be more likely to award costs against the Council for unreasonable behaviour.

During further discussions members raised the following concerns:

- access to the rear of properties at Cromwell Road
- the extra traffic movements within the area
- each flat had only been afforded one car parking space and therefore displace cars onto surrounding streets
- the design of the proposed block was not in keeping with the surrounding area
- the scheme did not provide the open vehicular access as shown on the outline plans
- the sewerage and drainage provisions on site
- the vehicle related crime due to the lack of lighting within the car parking area
- the lack of laundry facilities for the residents

In response to members comments the Planning Officer reported that:

- 3 extra spaces had now been provided within the development for visitors
- drying facilities would be an internal management issue
- that the access road into the site and the site itself would be maintained by the management company
- the grass track situated behind Cromwell Road properties would be retained and therefore residents would still have access to Cromwell Road
- properties within the surrounding area already have a number of roof lights or dormer windows and therefore the proposed two and a half storey development would not be totally out of character within the area
- as permission had already been granted for the provision of 24 flats this development balances the number of units with the size of the site adequately
- regarding drainage the Engineers Team and Wessex Water had no objections regarding this site and that porous materials would be used helping the natural drainage on site.

The Solicitor again advised members that as this application sought the approval of the reserved matters only, that members' consideration was simply for the design and layout of the proposed development.

It was then proposed and seconded that planning permission be granted in accordance with the planning officers' recommendation.

RESOLVED: That application reference 09/02146/REM be GRANTED in accordance with the officers recommendation subject to the conditions set out in the Agenda report

(Voting:10 in favour, 7 against)

*Simon Gale, Assistant Director (Economy) (01935) 462071
simon.gale@southsomerset.gov.uk*

51. Yeovil Transport Strategy Update (Agenda Item 9)

Stephen Walford, Transport Policy Manager gave a presentation and with the aid of slides briefed members on:

- the progress and next stage of the Second Yeovil Transport Strategy Review (YTSR2)
- highlighted the stages of the process of developing the strategy.
- highlighted the national transport goals and what we need to achieve
- highlighted the improvements to be made with the Yeovil area including regeneration of the bus station and lack of complete cycle routes
- showed the travel to work mode split for residents of Yeovil including the length and time of journeys
- explained how the Strategy Development was assembled from a review of pre-existing SCC schemes, Yeovil Vision, town centre redevelopment proposals and new ideas workshops with stakeholders
- highlighted the three options to be considered from the Strategy Development informing members that no additional proposals had yet been made for 2026 as this is dependent on strategic housing allocations
- highlighted the next steps to be made with the review and how it can be delivered, informing members that they are working closely with the planners at the District Council.

(A copy of this powerpoint presentation is attached to these minutes).

During discussions members raised comments on the following:

- would the study be passed onto the Highways Agency as the cartgate link road is covered by the Highways Agency
- commented that 60% of all journeys taken were under 6km
- were petrol price rises taken into consideration when forecasting future traffic capacity problems
- although the Reckleford 2 way scheme was currently being improved, how likely was it that the future developments identified would be developed.

In response to members question the Transport Policy Manager confirmed that the Highways Agency were involved in agreeing the traffic model which is the technical basis for the study, as well as being consulted and included in the development of this study. He informed members that the Department for Transport sets out a specific piece of guidance to prescribe the assumptions made about future traffic growth within the area, and this takes into account the forecasted petrol price rises.

On behalf of the East Coker Parish Council a member requested that the Parish Council had yet to receive a hard copy of the YTSR2 Baseline Transport Assessment.

As Strategic Portfolio Holder for Economy, Planning and Transport Councillor Peter Seib promised to action this and a copy of the publication would be sent to the Parish Council.

The Chairman thanked the Transport Policy Manager for his very informative presentation.

NOTED

*Stephen Walford, Transport Policy Manager
swalford@somerset.gov.uk or 01823 358244*

52. Performance of the Streetscene Service (Agenda Item 10)

The Streetscene Manager presented the report highlighting to members the improved performance results, the award for St Johns Churchyard display and the Gold Award achieved from the Britain in Bloom competition. He also reported the achievements of his staff within the team and that credit should go to the excellent hard work they deliver to maintain these high standards.

During discussions members raised the following:

- congratulated the Streetscene Manager and his team on the great results from the Britain in Bloom competition
- acknowledged the great attitude and tight working practices of the service
- expressed their agreement in the excellent way of punishing the offending youths regarding the graffiti at St Johns Churchyard
- control of dog fouling within Yeovil Recreation ground and other areas around Yeovil
- fly tipping problems within Yeovil and any enforcement procedures

In response to members questions the Streetscene Manager informed members that:

- the removal of graffiti by the offending youths was agreed in consultation with their parents and felt that this was an excellent way of punishment without gaining a criminal record
- advised members that if black bags were taken away from residents dwellings and disposed of elsewhere within the area this was regarded as fly tipping. However, if a black bag was put out on collection day next to the waste bin this would be a waste partnership issue and enforced by them.
- advised members that an Area South Dog Control Order Workshop would take place on the evening of Tuesday 27th October 2009 at the Innovation centre which would address issues concerning dog fouling.

The Chairman congratulated the Streetscene Manager and his team on their excellent work.

NOTED

*Chris Cooper, Streetscene Manager
chris.cooper@southsomerset.gov.uk or (01935) 462840*

53. Civil Contingencies Update (Agenda Item 11)

The Civil Contingencies Managers for South Somerset District Council and the Somerset Local Authorities Partnership gave a short presentation with the aid of slides to summarise what Civil Contingencies covered, with particular reference to Area South.

They updated members on project Argus, Project ARGUS is a National Counter Terrorism Security Office initiative, exploring ways to aid businesses in preventing, handling and recovering from a terrorist attack.

It achieves this by taking businesses through a simulated terrorist attack. The simulation identifies the measures to take for preventing, handling and recovering from a terrorist attack. The next session is at Yeovil Baptist Church on 3rd November 2009 which members were invited to attend.

They explained that as a Category one responder the local authorities major role in an emergency was to support the emergency services by providing a rest centre for residents who have been evacuated from their home. Within Area South, potential major risks included: flooding, train crash, air crash or major road incident on the A303. To test our plans or train our staff for such events, exercises, including rest centre exercises are held regularly. Wincanton Race Course and Westland Sports and Social Club were noted, as currently being South Somerset's larger rest centre venues with a network of Village halls able to provide shelter for smaller numbers of evacuees, and that there was regular contact and meetings with these venues

They reported that work was continuing with local communities to support and interact with local authorities and emergency services by writing Parish emergency plans.

One member enquired if the Swine Flu Pandemic had been taken into consideration with the emergency services regarding potential levels of absence in staff. The Civil Contingencies Manager for the Somerset Local Authorities Partnership acknowledged they the emergency services and relevant emergency planning authorities concerned had business continuity plans already in place to mitigate the effect of staff absences.

The Chairman thanked the Civil Contingences for a clear and informative presentation.

NOTED

*Pam Harvey, Civil Contingencies Manager
pam.harvey@southsomerset.gov.uk or (01935) 462303*

54. Oddments Theatre Company – Grant Request for Funding Support (Excepted Business) (Executive Decision) (Agenda Item 12)

Barry Boyton a representative from the Oddments Theatre Company addressed the committee advising them that the Oddments Theatre Company provided community theatre and drama training covering four main areas: Social awareness, church event programmes, educational events for young people within schools/youth clubs and prison work.

He reported that the company had been formed 29 years ago and that this was only the second request for a grant. He informed members they had been requested to perform at a variety of venues and the purchase of the additional equipment would be extremely helpful in being able to provide their services at these additional venues.

The Arts Development Officer informed members that the company worked with both young people and adults covering a wide range of social issues.

Members fully supported the work being done by the Oddments Theatre Company and the excellent work they do on promoting the various issues within the community.

- RESOLVED:**
- (1) that Joint Area South Committee allocate £1,282.00 from the Area South Revenue Grants Budget to the Oddments Theatre Company, subject to the standard terms and conditions
 - (2) that the following additional terms and conditions are applied to and support given to the project:
 - a) Oddments Theatre Company ensure, through promotion and marketing, that their productions are accessible to all members of the community.

(Voting: without dissent)

Reason: To consider the allocation of funding support to assist in the purchase of equipment and two new workshop training programmes for the Oddments Theatre Company.

*Pauline Burr, Arts Development Officer, Sport, Arts and Leisure
pauline.burr@southsomerset.gov.uk*

55. Area South Community Safety Action Panel Update (Agenda Item 13)

The Assistant Director (Communities) presented the report and updated members on the following:

- Acceptable Behaviour Contracts (ABC) - working very well with parents and the police being very supportive of the scheme
- the radio link scheme - working well within the town centre with a high number of local retailers and pubs involved
- Project Zero event organised in August at the Chicago Rock Cafe in Yeovil. This was an event held for young people under the age of 18 in which 366 young people attended. This was a very well organised event and reported that further events would take place in October and December in Yeovil. He reported that Chard had also expressed an interest in holding a future event.
- Larkhill Road Community Speedwatch had been a success and that further schemes were being organised

- Police held vehicle stops along Lysander Road that proved a great success with a number of people being prosecuted for various driving offences.

The Assistant Director (Communities) also updated members on the current financial situation informing them that £2500 had been spent to remove graffiti from the West Hendford Car Park, £850 to East Coker helping the community safety for young people in the area.

During discussion members agreed that the 'Project Zero' event had been a great success and were delighted that future events were being organised.

NOTED

*Martin Woods, Assistant Director (Communities) (01935 2708)
martin.woods@southsomerset.gov.uk*

56. Lighting at Birchfield Park (Excepted Business) (Executive Decision) (Agenda Item 14)

The Assistant Director (Communities) presented the report informing members that there had been recent public concerns regarding the lighting at Birchfield Park. He reported that a recent meeting between officers and members had taken place to consider future improvements and that three options had been explored as set out in the agenda report.

He informed members that the third option is the preferred choice that would prepare a scheme to light, repair and improve the current paths. He reported that further detailed costing had now been made and that a possible cycleway may be included in the proposed scheme.

During discussion members fully supported the Officers recommendation to improve the scheme and felt they had a responsibility to the community to offer a safe and secure link within the area that provided several community facilities.

RESOLVED:

- (1) that members note progress on Birchfield lights
- (2) they support officers of Area South leading a team to bring forward improvements to lighting and paths in the park
- (3) they support a capital allocation toward the scheme subject to further costings being made available

(Voting: without dissent)

Reason: To advise members of the situation regarding lighting at Birchfield Park, to update them on recent discussions, and to suggest a way forward.

*Martin Woods, Assistant Director (Communities) (01935 2708)
martin.woods@southsomerset.gov.uk*

57. Joint Area South Committee Forward Plan (Agenda Item 15)

A member requested that a report regarding Recycling and Waste Disposal be taken to a future meeting to update members on the current position. As Strategic Portfolio Holder for Environment and Property Councillor Tom Parsley said he would look into this and report back to committee with any updates.

The Assistant Director (Communities) also agreed to bring a report to committee regarding points raised from the Area South Community Forum that had been held at the Innovation Centre on 1st October 2009.

Members raised their concerns over the lack of signage at the Innovation Centre and asked that the Agenda Co-ordinator distribute a map to all members of the committee giving directions and location of the centre.

Members were also informed of the Area South Dog Control Order Workshop taking place on the evening of Tuesday 27th October 2009 at the Innovation centre that would address issues concerning dog fouling.

A member also requested a report regarding the Management of the Yeovil Country Park to address issues regarding the current repair and maintenance.

- RESOLVED:**
- (1) that the Joint Area South Forward Plan and the comments of Members be noted.
 - (2) that the reports identified by Members be added to the Joint Area South Forward Plan.

(Voting: Without dissent)

*Jo Boucher, Committee Administrator, Legal and Democratic Services (01935) 462011
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Chairman