

MEETING AS02m 09:10  
DATE 03.03.10

## **South Somerset District Council**

**Minutes** of a meeting of the **Area South Committee** held in The Council Chamber, Brympton Way, Yeovil on **Wednesday 3<sup>rd</sup> March 2010**

(2.00pm – 4.50pm)

**Present:**

**Members:** Tony Fife (In the Chair)

Cathy Bakewell	Ian Martin
Lesley Boucher	Pat Martin
Julian Freke	David Recardo
Dave Greene	John Richardson
Peter Gubbins	Peter Roake
John Hann	Peter Seib
Ruth Kendall	Alan Smith (left between 3.00pm – 4.00pm)
Tony Lock	

**Also Present:**

Tim Carroll

**Officers:**

Jo Boucher	Committee Administrator
Kim Close	Area Development Manager - South
Adrian Noon	Major Applications Coordinator
Sam Fox	Planning Assistant
Nick Whitsun-Jones	Legal Services Manager
Ian Budd	Town Centre Manager
Liz Pardoe	Team Manager, The Yeovil Foyer
Rob Parr	Senior Play & Youth Facilities Officer
Natalie Ross	Community Development Officer
Andy Foyne	Spatial Policy Manager

### **17. Minutes of meeting held on 3<sup>rd</sup> February 2010 (Agenda Item 1)**

The minutes of the meeting held on the 3<sup>rd</sup> February 2010, copies of which had been circulated, were agreed as a correct record and signed by the Chairman

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### **18. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Andy Kendall and Tom Parsley.

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## 19. **Declarations of Interest (Agenda Item 3)**

Councillor Peter Gubbins declared a personal interest in Item 12 – Milford Community Association – because of his association with the Milford Hall project.

Councillor John Richardson declared a personal and prejudicial interest in Item 10 – Environmental Health Service Update Report – because of his association with the Home Aid Service Grant Scheme.

He confirmed he would leave the room during consideration of this item.

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## 20. **Public Question Time (Agenda Item 4)**

There were no questions from members of the public.

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## 21. **Chairman's Announcements (Agenda Item 5)**

- County Councillors are in attendance by invitation. They are here to add value and local knowledge to the debate BUT they cannot make any proposal or vote on any planning application."

The following County Councillors are invited to attend the meeting:- Councillor Tim Carroll & Councillor Sam Crabb".

- The CEO Leader briefing is cancelled tomorrow (4<sup>th</sup> March 2010)
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## 22. **Reports from Representatives on Outside Organisations (Agenda Item 6)**

Councillor Peter Gubbins reported that work on the new Milford Hall had started.

## 23. **Planning Applications (Agenda Item 7)**

**10/00318/FUL – Alterations and the erection of an extension to bungalow to include raising of roof to form additional accommodation (revised application), 32 Sandhurst Road, Yeovil- Mr N C Murrell**

Adrian Noon presented the report and with the aid of slides highlighted:

- original plans dismissed showing three proposed dormer windows
- original approved plan to include a side dormer and gable front and back
- elevations of the proposed amended development
- existing property and current street scene
- internal proposed floor plans

He explained that this application was a mixture of the approved and dismissed plans, which now proposed the erection of a hipped roof and dormer to the front of the property and with a dormer to the north side.

He concluded that due to the insertion of two dormers of different elevations and shapes he felt it still gave the property a top-heavy appearance from the street and therefore recommended refusal.

Nick Murrell the applicant then addressed the committee and with the aid of slides taken from the officers' presentation illustrated how the proposed hipped roof would be an improvement from the existing gable end that had previously been approved. He reported that the side dormer was significantly away from the highway not to have a detrimental effect on the street scene. He also informed members that Yeovil Town Council were in support of the revised application and he felt that the proposed hipped roof was a significant improvement on the street scene than that of the gable end. He hoped that the committee could see that this would be an improvement on the application that had previously been approved and therefore support this application.

The Major Applications Coordinator confirmed to members that the concern was with regard to both dormers being of different size and elevations.

Councillor Dave Greene, ward member felt that the proposed elevations and dormer windows would not be detrimental to the street scene and that they would sit comfortably within the residential area and therefore did not agree with the officers recommendation but fully supported the application.

Councillor Lesley Boucher, ward member also agreed that the development sat well within varying design of houses within the street and fully supported the application.

Councillor Julian Freke, ward members felt that the side dormer did not pose a problem and sat comfortably within the current street scene.

Councillor Cathy Bakewell reiterated the ward members comments and felt the original gable end would be more intrusive on the streetscene than that of the proposed hip roof with dormer and therefore also fully supported the application.

During further discussion members made the following points:

- that the proposed amended elevations and dormer windows would not be detrimental to the current street scene
- the proposed hip roof with dormer to the front of the property was an improvement to the gable end that was originally approved
- the side dormer could be overpowering and that obscure glass be used

The Chairman then moved the Officers' recommendation to refuse permission and on being put to the vote the motion was lost by 2 votes in favour and 13 against.

It was then proposed to grant permission subject to the conditions applied to the approved scheme, amended to reflect the current proposal and on being put to the vote, the proposal was carried by 13 votes in favour, 2 against and 1 abstention.

- RESOLVED:** That application reference 10/00318/FUL be GRANTED subject to:
01. Standard time limit
  02. Details of external materials to be agreed
  03. The dormer window to the northern elevation shall be fitted with obscure glass and only operable in a manner to be submitted to and agreed in writing by the local planning authority and retained as such at all times thereafter.
  04. No additional windows / rooflights /dormer windows to be added above ground floor to the southern or northern elevations.

*(Voting: 13 in favour, 2 against, 1 abstention)*

**09/04877/FUL – The erection of extensions to dwelling, 19 Willow Road Yeovil Somerset – Mr Herridge**

Sam Fox, Planning Assistant presented the report and with the aid of slides highlighted:

- proposed extensions to front and rear of property
- existing property and current street scene
- internal proposed plans

She informed members that the application was before the committee as the applicant was a member of staff. She reported that the application was only marginally outside the permitted development and therefore recommended approval.

The ward members made no objections and were fully supportive of the application.

The Chairman then moved the officers' recommendation to grant permission and on being put to the vote the motion was carried by 16 votes in favour, 0 against.

- RESOLVED:** That application reference 09/04877/FUL be GRANTED in accordance with the officers recommendation subject to the conditions set out in the Agenda report,

*(Voting: 16 in favour, 0 against)*

**24. Fire Safety Awareness DVD – Yeovil Foyer (Agenda Item 8)**

The DVD was shown and members commented that this was one of the best videos they had seen regarding fire awareness, which included local people and real life situations. They agreed young people would benefit from watching the film and congratulated Liz Pardow, Team Manager of the Yeovil Foyer on the excellent making of the film.

## 25. Yeovil Town Centre Management Update Report (Agenda Item 9)

The Yeovil Town Centre Manager played a DVD showing the ITV Westcountry local news interviewing local businesses and reporting how Yeovil is dealing with the recession.

The Town Centre Manager then presented the report and updated the Committee on the current partnerships with Avon and Somerset Police and local businesses to prevent, reduce and tackle crime in the town centre.. He reported on the 'Purple Flag' that is the new 'gold standard' that recognises great entertainment and hospitality areas at night. Places that achieve the standard will be those that offer a positive experience to night time visitors and users. Just as Blue Flag is an indicator of a good beach and Green Flag a good park, Purple Flag is set to be the indicator of where to go for a good night out and will bring positive publicity for the successful town and city centres.

He reported that the Street Pastors had been a great success and were now working on Friday and Saturday nights and continuing to be a tremendous help to community safety. He said the pastors were supplied with radio link ups for their own safety and carried various items including anti drink spikers and water for anyone who required help.

With the aid of slides he then reported on the West Hendford Car Park Arts Project. He explained that over the years the car park has suffered from a great deal of graffiti and therefore in partnership with the Youth Service at Morley House the students applied to Somerset County Council for a grant of £5,500, which had been successful. With the funding from SCC and £200 from YTCP the youths spent a weekend with 2 artists and designed the artwork for the car park walls. He highlighted on the slides the excellent finished project, which along with the Streetscene service, felt had cleaned up the car park and the rubbish within the area.

He also informed members of the forthcoming events to take place within the town centre and updated on the Business Improvements Districts (BIDs) and results published on 17<sup>th</sup> March.

He also showed members the Yeovil Town guide that had recently been printed which included a map of the town and a list of businesses within the town centre. He felt this was a good publication for promoting Yeovil Town.

He concluded his presentation by showing slides of the empty property artwork project showing the winning entries. He explained the winning pictures would be featured in the Western Gazette and the overall winner would be having a day out with the Head photographer of the Western Gazette.

During further discussion members asked questions including the following:

- how were the various markets being advertised
- what were the working hours of the street pastors and the areas in the town they patrolled
- impressed with the West Hendford Car Park art project and asked that the Red Lion Lane area be looked at for a similar project
- various ways to advertise events with the town, banners, flyers etc.
- the relationship with the Quedam shopping centre

Further to members questions the Yeovil Town Centre Manager replied that:

- advertising of the various markets would be via the Blackmore Vale magazine, local radio stations and Western Gazette. The Somerset farmers market organised their own advertising
- the street pastors worked from 9pm until 3am Friday and Saturday nights and dedicated most of their time at the bottom of the town, which is why it is intended to position the proposed Portacabin in the stars lane area as this was the main footfall area.
- agreed other areas within the town would benefit from a similar project from that of the West Hendford Car Park Art Project
- reported that alternative ways were being looked at for advertising within the town including pull down banners, however these would all need to be highway compliant.
- Informed members that the Yeovil Town Centre had an excellent relationship with the Quedam Centre and that they worked closely with David Mills the Quedam Manager.

The Chairman thanked the Yeovil Town Centre Manager for his report and his excellent work.

**NOTED**

*Ian Budd, Yeovil Town Centre Manager  
ian.budd@southsomerset.gov.uk or 01935 462422*

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## **26. Environmental Health Service Update Report (Agenda Item 10)**

*(Councillor John Richardson, having earlier declared a personal and prejudicial interest, left the room during consideration of this item).*

The Environmental Health Manager gave a presentation on the work of the unit and informed the Committee of the three main areas of work within the service which consisted of:

- Food and Safety Team including food safety and promoting smoke free and healthy eating.
- Environmental Protection Team including pollution, private water supplies, air quality, public health burials, noise investigation and pest control.
- Housing Standards Team including decent homes standards, licensing houses in multiple occupation, fuel poverty and empty property grants.

He informed members that the Home Aid service that organised works for disabled facility grants as well as a handyman service that had been jointly funded by SSDC, SCC and the Primary Care Trust (PCT) has decided to go County-wide and therefore currently out to tender. The disabled grant applications had therefore currently been withdrawn and the staff involved would be TUPE across to the new agency.

Responding to members' questions the Environmental Health Manager commented that:

- charges for pest control service were available on the Council's website
- the home aid service was currently being tendered but the contract had not yet been let

The Chairman thanked the Environmental Health Manager for his report the excellent work of his team.

**NOTED**

*Alasdair Bell, Environmental Health Manager  
Alasdair.bell@southsomerset.gov.uk or 01458 257440*

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## **27. Community Grant Application for Youth Shelter Funding by Odcombe Parish Council (Executive Decision)(Agenda Item 11)**

The Senior Play and Youth Facilities Officer presented the report informing members that a little more work was required regarding the design of the shelter and therefore extra conditions would be imposed as set out in the agenda report.

Councillor Cathy Bakewell, ward member, agreed with the Senior Play and Youth Facilities Officers' comments and gave her full support to the application.

Councillor Lesley Boucher, ward member, reported that there had been some vandalism in Odcombe in the past and felt it was pro-active of the youth club informing members that they would be working in conjunction with the Senior Play and Youth Facilities Officer to deliver this project.

The Senior Play and Youth Facilities Officer explained to members that he would oversee and sign off the project but informed them that the youth club would have an input into the project.

**RESOLVED:** That members agreed to award £3000 from the revenue grants budget to Odcombe Parish Council for Youth Shelter Funding subject to the conditions set out in the agenda report.

*(Voting: unanimous)*

Reason: To consider a community grant application to provide a Youth Shelter at Odcombe Recreation Ground.

*Robert Parr, Senior Play & Youth Facilities Officer  
rob.parr@southsomerset.gov.uk*

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## **28. Milford Community Association (Executive Decision) (Agenda Item 12)**

The Community Development Officer presented the report explaining that there were two parts to this application. The first was the requirement of funding towards a newsletter and the second for a community garden.

She informed members that St Marks Church had agreed to lease a piece of their land to use as a community garden.

During discussion members agreed there was a need to support these community associations and encourage local people. They fully supported the application but felt the length of the lease with the church needed to be safeguarded.

Further to members questions the Community Development Officer replied that the other 50% of the funding would come from the Somerset Primary Care Trust funding.

**RESOLVED:** (1) That members agreed to award £5,250 from the revenue grants budget to Milford Community Association

*(Voting: unanimous)*

Reason: To consider funding towards a community newsletter and community garden in the Milford area of Yeovil.

*Natalie Ross, Community Development Officer  
natalie.ross@southsomerset.gov.uk*

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### **29. Birchfield Area Residents Association (Executive Decision)(Agenda Item 13)**

The Community Development Officer presented the report informing members that the current play area was being redeveloped. Unfortunately, the budget had been quite small and therefore residents wished to install an additional roundabout for the play area. The group had applied to Yarlinton Housing Group for half of the funding and this application is for the remaining amount.

During discussion members agreed there was a need to support the community and encourage local people. They sought clarification over who would maintain the play area but fully supported the application. The play equipment will be maintained by SSDC along with the other play equipment in the park.

**RESOLVED:** (1) That members agreed to award £3,500 from the revenue grants budget to Birchfield Area Residents Association

*(Voting: 14 in favour, 0 against, 1 abstention)*

Reason: To consider funding towards a piece of play equipment for the play area within Birchfield Park.

*Natalie Ross, Community Development Officer  
natalie.ross@southsomerset.gov.uk*

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### **30. St Andrews Scout Group (Executive Decision) (Agenda Item 14)**

The Community Development Officer presented the report informing members that the current heating system was no longer adequate to heat the building and there was no hot water in the toilets and therefore sought funding towards a new heating and hot water system.

Councillor Ian Martin, ward member, informed members that the scout group was a very successful organisation that arranged a lot of fundraising activities. He felt it vital to support this application that would help heat and protect equipment within the premises.



The remaining ward members also expressed their full support of this application reporting that the scout group and hall had existed for a very long time and it was important this should continue.

**RESOLVED:** (1) That members agreed to award £3,000 from the revenue grants budget to St Andrews Scout Group

*(Voting: unanimous)*

Reason: To consider funding towards a new heating and hot water system for the scout headquarters.

*Natalie Ross, Community Development Officer  
natalie.ross@southsomerset.gov.uk*

### **31 Yeovil Urban Village and Extension Eco Town Development Department of Communities and Local Government Growth Fund Bid Submission Document (Executive Decision) (Agenda Item 15)**

As Portfolio Holder for Economy, Planning and Transport, Councillor Peter Seib, presented the report. He explained there were two elements to the bid document that included:

1. Eco Town Development bid – this revenue bid funding would help to assist in identifying a list of studies towards establishing Yeovil for Eco town status, committing the Authority to developing an urban extension to Yeovil to eco town standards.
2. Demonstrator development capital bid – this funding will assist the development of the Foundry House site in the Urban Village that has been identified and a private development that has been put forward for an additional development of hi eco standard flats also within the urban village.

He reported that in the coming months there would be a consultation period with the Parish Councils and further options for public consultation on the location of the urban extension.

The Spatial Policy Manager informed members that due to the tight deadlines on submitting these bids their comments would be verbally reported to District Executive on 4<sup>th</sup> March. He indicated that the Department of Communities and Local Government (CLG) would make an announcement within a week.

He informed members of a meeting due to take place on the 10<sup>th</sup> March that they were invited to attend, which would identify proposed sites for an urban extension that had been determined following local consultation and the results of a sustainable appraisal. He explained however the process was still on going and further work was essential.

He highlighted key elements of the eco town status that included zero carbon homes, self-sufficient urban villages and the requirement that all urban extension developments include 40% green field.

During further discussion members made comments that included the following:

- raised concerns over the Yeovil Country Park being used as the 40% green field site for the Foundry House development
- enquired into the number of submissions from other authorities
- enquired whether the allocation of the 5000 proposed homes was for one urban village or more
- enquired whether the 40% green field allocation was for each proposed urban development
- concerned over financial cutbacks elsewhere within the authority and whether this project would be financially viable
- concerned over the infrastructure of these urban villages including lack of schools, industry etc.
- enquired into the amount of funding applied for

In response to questions members were informed that:

- the bid would only go ahead subject to District Executive approval
- approximately 9 expressions of interest had been sent to the CLG
- the proposed 5000 additional homes was likely to be put forward in one area but more than one area could emerge from the process
- appreciated the current economic climate but needed to start the studies now in order to help development commence in the area for the next 3 –5 years
- although one site had been identified for the urban village they could explore several sites for the future urban extension
- had submitted request for £750,000 for the revenue bid and £1.2 million for the demonstrator bid.

Members appreciated the need to face significant economic and ecological challenges in the future and gave their full support of the bid submission documents.

- RESOLVED:**
- (1) that members agreed to endorse in principle the content of the Yeovil Urban Village and Extension Eco Town Development bid submission document to CLG as previously submitted by 19<sup>th</sup> February 2010 CLG deadline and appended to the agenda report and agreed their comments be verbally reported to District Executive on 4<sup>th</sup> March 2010
  - (2) that members agreed to endorse in principle the summary content of the Demonstrator development capital bid (including that by Zero C) and recommended to CLG for funding by 26<sup>th</sup> February 2010 CLG deadline and agreed their comments be verbally reported to District Executive on 4<sup>th</sup> March 2010

Reason: To inform members and gain approval of the Yeovil Urban Village and Extension Eco Town Development funding bid submission document to be presented to CLG and for members to note and sponsor the content of the associated bid for sustainable development demonstrator schemes.

*(Voting: 14 in favour, 0 against, 2 abstentions)*

Andy Foyne, Spatial Policy Manager  
andy.foyne@southsomerset.gov.uk

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**32. Area South Committee Forward Plan (Agenda Item 16)**

Members requested reports regarding the Enforcement Service and Policing Activities within Yeovil Town.

Members also highlighted that:

- appointment of Chairman and Vice-Chairman be deleted from the forward plan in June as this was the responsibility of Full Council
- the Appointment of Members to Outside Bodies report be timetabled for the June meeting.

The Chairman again informed members that should the General Election be called on 6<sup>th</sup> May 2010 the Area South Committee will be deferred until the following Wed 12<sup>th</sup> May 2010 due to the Council Chamber being used for election purposes.

- 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  
jo.boucher@southsomerset.gov.uk*

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Chairman