

## South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber, Council Offices, Brympton Way, Yeovil on Wednesday 1 October 2014.**

(2.00pm – 3.50pm)

### Present:

**Members:** Councillor Peter Gubbins (Chairman)

Cathy Bakewell	Tony Lock
Tim Carroll	Ian Martin
Tony Fife	David Recardo
Marcus Fysh	John Richardson
Nigel Gage	Gina Seaton
Andy Kendall	Peter Seib

### Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager (South)
Marie Ainsworth	Neighbourhood Development Officer (South)
Andrew Collins	Planning Officer
Simon Fox	Area Lead (South)
Lynda Pincombe	Community Health & Leisure Manager
Helen Rutter	Area Development Manager (East)
Neil Waddleton	Section 106 Monitoring Officer

*NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.*

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#### 42. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South meeting held on 3<sup>rd</sup> September 2014 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

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#### 43. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors John Vincent Chainey, Jon Gleeson, Dave Greene and Pauline Lock.

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#### 44. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

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#### 45. Public question time (Agenda Item 4)

There were no questions from members of the public.

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#### **46. Chairman's announcements (Agenda Item 5)**

The Chairman provided an update to members that:

- Yeovil in Bloom had been awarded Gold at this year's South West in Bloom competition.
- Pleased to announce that James Divall will be transferring to Area South.
- Following discussion at the Yeovil Vision meeting on the 9<sup>th</sup> September SCC have agreed to hold making a decision on the Tesco Footbridge vs Market Street until we know the outcome of the growth deal submission in March 2015.
- Reckleford Road Scheme – Yeovil Vision Board asked SCC to provide an evaluation and costing of two options to investigate a solution to current traffic problems.
- Plan to hold bi-monthly Yeovil Vision Meetings from now on.
- Currently waiting for SCC to produce a scheme for the subway and ensure work can start on the scheme as soon as possible.
- Involved in work to look how to improve the Tuesday and Friday markets in the town centre. Further update included in this agenda.

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#### **47. Reports from representatives on outside organisations (Agenda Item 6)**

There were no reports from Councillors on outside organisations.

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#### **48. Schedule of Planning Applications to be Determined by Committee (Agenda Item 7)**

Members noted the Schedule of Planning Applications.

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#### **49. Planning Application 14/02971/FUL - 4 Buckland Road, Pen Mill Trading Estate, Yeovil (Agenda Item 8)**

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

He informed members that since the agenda had been published a revised layout plan of the site had been submitted. He explained that a response from the Highway Authority had also been received and that they now considered the revised layout to be acceptable.

The Planning Officer therefore told members that he wished to change his recommendation of refusal as set out in the agenda, to approval of this application subject to the proposed conditions, these to include:

- Std Time limit – 3 years
- Submitted plans
- Materials
- Floor Levels
- Trade counter ancillary

- Visibility splay
- Parking/turning kept clear

Shaun Travers, the Agent then addressed the committee and appreciated the recommendation was now one of approval. He believed this application would revitalise what was a redundant site and hoped members would approve this application.

Councillor Tony Lock, Ward member, voiced his support for the change of recommendation to one of approval. He said that he had disagreed with the original comments from the Highways Authority and felt the time period taken by them to respond to applications was unacceptable, giving little time for all parties to respond prior to determination of the application.

Councillor Tony Fife, Ward member agreed with the comments already made by the other Ward member and respected the revised comments from the Highways Authority.

During a short discussion, members voiced their full support for the application. It was then proposed and seconded that planning permission be approved for the following reasons and subject to the conditions as read out by the Planning officer:

'The provision of modern industrial building for 'B class' uses on a brownfield site causes no adverse impact upon residential or visual amenity and highway safety. The proposals therefore comply with Policies ST5, ST6, ME3 and TP6 of the South Somerset Local Plan and the aims and objectives of the NPPF'.

With conditions to include:

- Standard Time limit – 3 years
- Submitted plans
- Materials
- Floor Levels
- Trade counter ancillary
- Visibility splay
- Parking/turning kept clear

On being put to the vote this was carried unanimously.

**RESOLVED:**

The application **14/02971/FUL** approved subject to the following:

**Justification:**

The provision of modern industrial buildings for 'B class' uses on a brownfield site causes no adverse impact upon residential or visual amenity and highway safety. The proposals therefore comply with Policies ST5, ST6, ME3 and TP6 of the South Somerset Local Plan and the aims and objectives of the NPPF.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: drawings 3395/001/P1, 3395/ 002/P1, 3395/003/P1 and 3395/005 received 3 July 2014 and amended drawing 3395/004/P3 received 24 September 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No works shall be undertaken unless details of the finished materials of the buildings are submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity in accordance with saved Policies ST5 and ST6 of the South Somerset Local Plan.

4. No works shall be undertaken unless details of existing and proposed floor levels are submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. Reason: In the interests of visual amenity in accordance with saved Policies ST5 and ST6 of the South Somerset Local Plan.

5. The buildings hereby permitted shall be used for B1, B2 or B8 uses. The trade counters shall be used ancillary to the main 'B' class use.

Reason: In the interests of highway safety in accordance with Policy ST5 of the South Somerset Local Plan.

6. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

Reason: In the interests of highway safety in accordance with Policy ST5 of the South Somerset Local Plan.

7. The area allocated for parking and turning on the submitted plan, drawing number 3395/004 P3, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is sufficient parking and turning on site in the interests of highway safety in accordance with Policies ST5 and TP6 of the South Somerset Local Plan.

*(voting: unanimous)*

## **50. Strategic Leisure Facility Contributions for Area South (Agenda Item 9)**

The Community Health & Leisure Manager presented the report as set out in the agenda and highlighted the following:

- Needs Assessments were developed in 2006 and up until then £0 had been secured for off-site leisure contributions.
- By the middle of this year, around £3 million in off-site leisure capital and revenue contributions have been secured across the district.
- Strategic leisure facilities have a larger catchment area. These include facilities such as Sports Halls, Swimming Pool and Theatres.

The Section 106 Monitoring Officer also highlighted to members that facilities are now starting to be put into place as a result of the monies being received. He highlighted that not only were local facilities being delivered but that a number of larger projects were also underway, consequently showing that money was not unnecessarily being kept back.

In response to questions, the Community Health & Leisure Manager informed members that:

- Playing pitches were classed as a priority as they also served as a space for informal recreation. Should developers wish to provide additional facilities such as tennis courts this is within their gift.
- Strategic facilities to serve the community generally within a 30 minute drive time.
- Community Halls are categorised in a different way to Sports Halls, this is mainly due to the size.

Members thanked the Community Health & Leisure Manager for her informative report.

**NOTED**

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## **51. Heart of Wessex Rail Partnership (Executive Decision) (Agenda Item 10)**

The Area East Development Manager presented the report as set out in the agenda and with the aid of a powerpoint presentation explained to members the work undertaken by the Heart of Wessex Rail Partnership during 2013/14.

She also explained to members that:

- A similar report had been taken to Area East Committee to seek financial support which had been strongly supported and funding confirmed.
- The importance of continuing to support the partnership and help improve and develop the station.
- Work concentrating on 'Fixing the Link' – series of signs for arriving passengers helping them on their way into town by the bus link or on foot
- Work on raising awareness and improving the line and securing better services in the future.

Councillor Ian Martin as Heart of Wessex line member for Area South told members that it was essential to approve the proposed funding in order to continue the work of the

partnership. He explained the need to gain extra rolling stock on the line and further work to link the surrounding community with the line.

During discussion various points were made by Members:-

- The trains ran beyond capacity and there was a need for more carriages.
- Essential that Somerset County Council continue to fund the partnership in the next financial year.
- Concern about the linking between bus and train services and the need for 106 funding to strengthen bus services from Wyndham Park.
- HOW Partnership has been a success and membership is essential in order to continue to make representation at a higher level.
- Support the work in continuing to advertise and market the line guides.
- Voiced concern believing the balance of funding went toward administration and believed the work would take place in any case should community groups request it.

At the conclusion of the debate, the majority of Members were in favour of allocating the funding to the Partnership (voting: 12 in favour, 1 against, 0 abstentions).

**RESOLVED:** That Members:

- (1) noted the work undertaken by the Heart of Wessex Rail Partnership in 2013/14;
- (2) Approved a funding contribution of £1,000 from Transport Scheme Grants Budget for 2014/15.

*Reason:* To receive a summary of work undertaken by the partnership during 2013/14 and to consider making a partnership contribution for 2014/15.  
(Voting: 12 in favour, 1 against, 0 abstention)

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## **52. Update on the work carried out by the Area South Development Team (Agenda Item 11)**

The Neighbourhood Development Officer presented the report and with the aid of a powerpoint presentation informed members of the:

- Successful re-opening of the Post Office Facility at Westfield.
- Re-opening of the waiting room and deep clean of Yeovil Bus Station.
- Completion of the re-development of South Western Terrace.

In response to questions, the Neighbourhood Development Officer informed members that:

- The Bus Station was privately owned but would look to approach them to consider costing's for allowing planters to be positioned upon the station railings.
- Looking at alternative arrangements for the Bus Shelter contract which ends June 2015.

Members thanked the Neighbourhood Development Officer for her excellent work and informative report.

**NOTED**

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### 53. Area South Development Update Report (Agenda Item 12)

The Area South Development Manager presented the report as set out in the agenda and outlined to members the areas of work and achievements during 2013/14.

During a short discussion members thanked the Area South Development Manager for a very comprehensive report and approved the Area Development South Development Plan for 2014/15.

- RESOLVED:**
1. That the report be noted
  2. That the Area Development South Development Plan 2014/15 be approved
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### 54. Yeovil Markets (Agenda Item 13)

The Neighbourhood Development Officer presented the report and with the aid of a powerpoint presentation updated members on:

- Proposals to improve the Tuesday and Friday markets, with work to begin in October.
- Summary of the annual income of the Yeovil markets.
- Success of the Vintage Market located in King George Street.

During discussion various points were made by Members:-

- Voiced their support and congratulations on the success of both the Vintage and Food markets.
- The need to focus on raising the standard of products on sale at the Tuesday and Friday markets
- Uncertain of the viability of the Tuesday market.
- Welcomed the Neighbourhood Development Officer's role to undertake the overall management and promotion of the Yeovil markets.

At the conclusion of the debate, members were in full support of the proposals of new incentives and managements processes to improve performance of the Yeovil markets and thanked the Neighbourhood Development Officer of her excellent work.

**NOTED**

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### 55. Forward Plan (Agenda Item 14)

The Area Development Manager agreed to supply further information to Councillor Gina Seaton who requested information regarding the Council's Day Nursery.

No further requests were made by members.

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

(Voting: Without dissent)

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**56. Planning Appeals (For Information) (Agenda Item 15)**

Members noted the Planning Appeals.

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Chairman

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Date