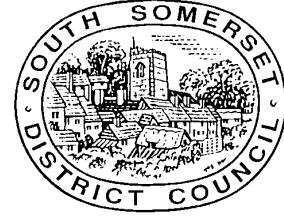


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 3rd May 2017

2.00 pm

**Council Chamber, Council Offices,
Brympton Way, Yeovil BA20 2HT**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Cathy Bakewell
John Clark
Gye Dibben
John Field
Nigel Gage
Peter Gubbins
Kaysar Hussain

Andy Kendall
Sarah Lindsay
Mike Lock
Tony Lock
Sam McAllister
Graham Oakes
Wes Read

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

Consideration of planning applications will commence no earlier than **3.00pm**.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Monday 24th April 2017.

Ian Clarke, Director (Support Services)

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



Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

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 committees

Public question time

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

Planning applications

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

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

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

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

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

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

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Area South Committee

Wednesday 3 May 2017

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

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

Councillors Peter Gubbins, Graham Oakes, David Recardo and Gina Seaton.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

- 4. Public question time**
- 5. Chairman's announcements**
- 6. Reports from representatives on outside organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

7. **Highways Update Report** (Pages 6 - 8)
8. **Community Health & Leisure Services Update Report** (Pages 9 - 15)
9. **Area South Forward Plan** (Pages 16 - 18)
10. **Appeals - For Information Only** (Page 19)
11. **Schedule of Planning Applications to be Determined by Committee** (Pages 20 - 21)
12. **Planning Application 17/01197/COU - 48 Goldcroft Yeovil Somerset** (Pages 22 - 28)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 7

Highways Update Report – Area South

Lead Officer: Mike Fear, Assistant Highway Service Manager

Contact Details: County Roads - countyroads-southsom@somerset.gov.uk

Purpose of the Report

Being the first report for the 2017/18 financial year, I aim to give a brief report of the highway works carried out last financial year in Area South and our proposed works programme for 2017/2018.

Schemes completed in 2016/17 (Area South)

Yeovil	A30 Sherborne Road (One-Way Section)	Surfacing
Yeovil	Wraxhill Road	Surfacing
Yeovil	St Johns Road and Northbrook Road	Surfacing
Yeovil	Hendford and The Borough bus stop	Surfacing
Brympton	Mead Avenue	Surfacing
Barwick	Church Lane	Drainage
Barwick	Two Tower Lane	Drainage
West Coker	Ridge lane (DFT Grant)	Surfacing

Surface Dressing proposed for 2017/18

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 19 sites across South Somerset, 10 of which are substantial lengths of A and B roads.

The Surface Dressing within South Somerset is due to start during June. Sites highlighted are in Area South.

Cricket Thomas St	A30 Windwhistle	Redscript Lane to St Rayn Hill
Galhampton	A359 Cary Road	Cadbury Farm Park to Grove Cross
Kingweston	B315 Kingweston Road	B3151 to Christians Cross
Lovington	B3153 Castle Cary Road	Boundary to Shuttle lights
Marston Magna	B3148 Sherborne Road	Railway bridge to County Boundary
Mudford	A359 Marston Magna Road	Hinton Cross to brick bridge
Mudford	A359 Mudford Hill	Lyde Road to River bridge
East Chinnock	A30 High Street	Coker Hill bridge to West Coker
Compton Dundon	B3151 Somerton Road	Marshalls Elm to B3153
Yeovil	A37 Dorchester Road	Aldon House to County Boundary
Buckland St Mary	Farm Lane	Farm Green Lane to Castlemain
Buckland St Mary	Horsey Lane	Birchwood Road to Castlemain
Buckland St Mary	Farm Green Lane	County Boundary to Hornsey Lane
Whitelackington	Park Lane	Boxstone cross to Kingstone Main
Pitney	Woodbirds Hill lane	Church Hill to end
Winsham	Crewkerne Hill	A30 to Winsham
Barwick	Two Tower Lane	A37 to Newton Road
High Ham	Breach Furlong Lane	Stout Road to end
Penselwood	Newpark Rd / Bleak Street	County Boundary to Coombe Street

Schemes proposed for 2017/2018

This year's structural maintenance budget is slightly lower than last year. The below table identifies significant schemes planned to be implemented in South Somerset and schemes proposed in Area South are highlighted;

Chard	A358 Furnham Road	Surfacing
Bruton	A359 Quaperlake Street	Surfacing
Yeovil	A30 Sherborne Road	Surfacing
Martock	B3165 North St to Pinnacle	Surfacing
Somerton	Behind Berry	Surfacing
Ilchester	B3151 Somerton Rd / Bondip Hill	Surfacing
Wincanton	B3081 Old Hill	Surfacing
Yeovil	Forest Hill	Surfacing
Cudworth	Cudworth Street / Knights Lane	Surfacing
West Crewkerne	Higher Farm Lane, Woolminstone	Surfacing
West Crewkerne	Dunsham Lane	Surfacing
Langport	Newton Rd / Somerton Rd	Footways
Broadway / Horton	St Peters Close	Footways
Martock	Stapleton Close	Footways
South Petherton	West End View / Court	Footways
Crewkerne	Southmead Crescent	Footways
Yeovil	Netherpton Road	Footways
Yeovil	Sherborne Road	Footways
Yeovil	The Avenue / Crofton Rd	Footways
Yeovil	Gt Western Terrace	Footways
Tatworth	Station Road	Drainage
Fivehead	A378 Mile Hill	Drainage
North Cheriton	B3145 Cheriton Hill	Drainage
Ansford	Maggs Lane	Drainage
Barton St David	Main Street	Drainage
Corton Denham	Corton Denham Road / Ridge Lane	Drainage
Wincanton	B3081 Old Hill	Drainage
Alford	B3153 Cary Rd / Station Rd	Drainage
Chaffcombe	Kingston Well Lane	Drainage
Cudworth	Cudworth Street	Drainage
Yeovil	Sherborne Road	Drainage
Barwick	Two Tower Lane / Newton Rd	Earthworks
Penselwood	Combe Street	Earthworks
Bruton	Strutters Hill	Earthworks

Grass Cutting

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3500km in length; therefore the size of the task is significant. Verge cutting of main A and B roads are likely to start on 2nd May subject to growth rate. This will be followed by the C and D roads as below table and then a further cut of A and B roads.

Road Classification	Dates
A and B roads (including visibility splays)	2 nd or 9 th May dependant on rate of growth
C and unclassified roads	Start is usually 4 weeks later than A and B roads
A and B roads (including visibility splays)	Mid to late August dependant on rate of growth
Environmentally protected sites	Usually at the end of the growing season

Term Maintenance Contract

Contract for the maintenance of Highways for Somerset County Council has been awarded to Skanska. This is for a period of 7 years from 1st April 2017. Contract can be extended a further 3 years subject to key performance indicators being achieved.

Agenda Item 8

Community Health and Leisure Service Update

Assistant Director: Steve Joel – Assistant Director – Health and Wellbeing
Service Manager: Lynda Pincombe – Community Health and Leisure Manager
Lead Officer: Lynda Pincombe – Community Health and Leisure Manager
Contact Details: e-mail: Lynda.Pincombe@southsomerset.gov.uk
somerset.gov.uk Telephone: 01935 462614

Purpose of the Report

This report provides an update on the work of the Community Health and Leisure Service in Area South

Public Interest

This report seeks to provide Area South members with an annual progress report on the work undertaken by the Council's Community Health and Leisure Service in the last year.

This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

Recommendation(s)

- 1) That the Area South Committee notes the content of this report.
- 2) That Members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

Background

The Community Health and Leisure team delivers across the district, often providing specific technical support or project support with a view to developing sustainable activity. The team frequently works with area development staff on local projects and in the assessment of leisure related Area grants where a strategic overview or technical input may be required.

Delivery of Community Health and Leisure initiatives can have the following benefits for residents:

- Improved mental and physical wellbeing amongst residents (through regular participation)
- A positive impact in reducing obesity
- A positive impact in reducing coronary heart disease, diabetes, hypertension and other chronic diseases
- Helps people to age well and be more active and maintain independent living for longer
- Reduction in health inequalities
- Improved life chances for children and young people
- Contributes towards strong, sustainable, cohesive communities
- Contributes to local pride and quality of life and can help to regenerate communities
- Attracts inwards investment in South Somerset
- Make a positive contribution to the local economy through reducing the burden on health services, improved productivity of staff, decreased sickness absence & staff turnover. In 2006/2007, £900 million was spent in the UK on ill health related to physical inactivity (Sport England commissioned data from the BHF 2009/10)
- Helps to make South Somerset a good place to live, work and visit

Report

The report is broken down into service delivery areas below, with a summary of **the key achievements** for each delivery area in the last 12 months.

Play and Youth Facilities

Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.
- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

Area South Achievements/Delivery in the last 12 months

- Supported Yeovil Town Council with the refurbishment of their Kingston View Play Area including new play equipment, access paths, gates, seating and landscaping.
- Completed the first play area at Wyndham Park including new bespoke climbing frame, boulder climbing and extensive landscaping.
- Installed junior climbing frame and new access path at Monksdale Play Area, utilising S106 funding.

Area South Priorities for 2017/18

- Refurbish Grass Royal Park and Play Area in conjunction with Yeovil Town Council.
- Develop equipped play facilities at Harbin Fields, Yeovil using S106 funding from developer.
- Start developing the second play area at Wyndham Park once adoption of the land is complete.
- Develop at Multi Use Games Area at Lufton Key Site dependant on land being conveyed by developer.

Opportunities for Young People

Holiday Activities – In partnership with Yeovil Town Council and Yarlinton Housing Group, the team have delivered a vast array of holiday activities in the Milford, Birchfield, Westfield and Yew Tree areas of Yeovil. These activities continue to be well attended and provide vital support to these communities.

Play Days – In addition to National Play Day, officers supported the delivery of a Play Day in West Coker, a rural community benefiting from free access to play opportunities.

Youth Club Support – Officers have continued to provide youth club support in Area South where required.

Youth Club Leader Training – Officers organised free Food Hygiene Level 2 and Introduction to Child Protection workshops for volunteers working in youth clubs in South Somerset.

Area South Priorities for 2016/17

Play Day Programme – Another year of Play Days is planned for 2017 and will include settlements in Area South. The planning of these days is in progress, and the communities to be included in the plan are yet to be finalised.

Play/Youth

- **Play area Management** - The team directly manages (or co-manages), inspects and maintains 56 play areas across the district.
- **National Playday** - On the 3rd August 2016 a National Play Day was held at Yeovil Country Park, which was attended by an estimated 6000 people. The day was part of a national event held each year to celebrate children's right to play. National Play Day will take place at Yeovil Country Park on 2nd August this year from 10am – 3pm.
- **Gold Star Awards** – were held at the Octagon Theatre Yeovil on 25th October 2016 with a full auditorium. The event recognises the achievement of volunteers and young people across the district. This year's event is scheduled for 23rd October 2017.

Healthy Lifestyles

Core Work:

- Priority Area 1: To increase the utilisation of the outdoors and green spaces for exercise and health related activity
- Priority Area 2: To decrease the number of adults and children in South Somerset who are currently inactive
- Priority Area 3: To reduce the number of overweight and obese adults and children in South Somerset

Key Area South Achievements/Delivery in the last 12 months:

- Walk figures for the annual year of 2016 is as follows; 9705 attendances, up 1820 on 2015 and 328 new walkers joined the scheme up 27 on the figures from 2015.
- 4 walk leader training days ran for volunteers, 47 leaders trained across the district.
- Ryalls Park surgery, Preston Grove surgery and Penn Hill surgery walks have now started; Area South has 6 walks: Yeovil short, Yeovil intermediate, Yeovil weekend, Ryalls Park surgery, Preston Grove surgery and Penn Hill surgery.
- 1 Flexercise workshop has been delivered in Area South, with 15 new leaders trained. 1 Flexercise update workshop has been delivered with 11 attendees.
- Golden Age Olympics (GAO) is a functional fitness program suitable for care and residential settings. 15 groups have taken part in GAO, with 3 from Area South; West Abbey, Yeovil (10); Park Lodge, Yeovil (6) and Pearson House, Yeovil (11)
- Active Somerset Classes run in Area South: Core and Flexibility, Birchfield Community Centre (10), Bucklers Mead Bootcamp and Conditioning started 4th Dec (6 on first week); Line Dancing, Yeovil – Age UK (13)

Key Priorities for 2017/18:

- Start a buggy walk in Area South
- Run the annual Area South flexercise workshop
- Increase the number of sport50/pop up community activity sessions in the area
- Continue to set up exercise classes in the community where required.

Sports Development

Core Work:

- To support the development of new and existing community sports clubs.
- To support the development of coaches, volunteers and officials.
- To seek to enhance school sport.

Key District/Area South Achievements/Delivery in the last 12 months:

- Delivered Schools Tennis Coaching and competition programme, schools from Area South that attended were West Coker, East Coker, Milford and Huish. 179 children benefited from these taster sessions.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. 469 junior players took part in the 2016/17 Winter and Summer Series. Yeovil Tennis Club hosted tournaments as part of this programme.
- Delivered social badminton competitions for juniors and adults at Westfield Academy (will move to Westlands for 2017/18); 15 adult social players and 47 juniors took part.
- Working with Yeovil Badminton Club, supported 7 schools in the Yeovil Federation area to play badminton. Each child was given a 6 week free junior membership to join the club.
- Working with Yeovil Golf Club supported two golf competitions for 14 teams and 140 children from the Yeovil area.
- Volleyball sessions continue to run between June and September on the outdoor courts at YRC.
- Delivered a schools gymnastics programme for the 7th year, in partnership with Orchard Gymnastics in Yeovil. 21 schools and 250 children took part, 4 schools were from Area South schools. These were Huish, Pen Mill Infants, Milford Infants and St Michael's Academy.
- Delivered six courses in Yeovil, as part of the In It Together women and girls programme. A Back to Netball, Netball Now, Beginners Badminton, Beginners Volleyball and Beginners Running have been setup so far. The Beginner's running had over 40 women sign up in 48 hours.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. In 2016, 167 (7% increase on 2015) young people were registered on our Junior Athletics programme with between 20 and 48 athletes attending our weekly short courses.
- Delivered two Startrack athletics camps in 2016 at Spring and in the Summer attended by 60 children.
- No less than 650 volunteer hours were given up by a core group of 4-6 young leaders who helped to deliver our Junior Athletics Programme.

Key Priorities for 2017/18:

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Continue to deliver the 'In It Together' within Area South, funded by Sport England Community Sport Activation, a project to increase the participation of women and girls across South Somerset. The total project cost was £258,844, with £163,294 from Sport England.
- Work with Yeovil Tennis Club to support Great British Tennis Weekend 2017. People of all ages and abilities can just turn up with equipment provided for free.

Leisure Facility Development and Management

Core Work:

- To provide sports clubs and community organisations with specialist advice and support to develop their facility projects.
- To secure appropriate leisure contributions from housing development to enhance local and strategic sport and recreation provision.
- To maximise access to existing dual use school sports facilities.
- To effectively and efficiently manage the Council's Facilities at Yeovil Recreation Centre.

Key Area South Achievements/Delivery in the last 12 months:

- Westlands Sport and Fitness Centre – over £500,000 funding secured for improvements and opened on time in January 2017
- Supported the delivery of a new bowls and cricket pavilion at Westlands, with £100,000 capital funding from England & Wales Cricket Board.
- £62,549 of Section 106 received from Area South developments during 2016.
- Draft Playing Pitch Strategy completed for the district – will go out for community consultation spring 2017.
- Swim Pilot – Working with LED (operator of Goldenstones), Sport England funded a project to look at the swimming experience based on local research. This has resulted in a further £193,085 from Sport England to be spent on improvements to swimming and changing rooms at Goldenstones and Wincanton.
- Yeovil Recreation Centre – The following are some of the highlights over the last 12 months
 - Organised first I am Team GB event at YRC, hundreds of people had the opportunity to try sports to celebrate Team GB's success at the Olympics.
 - Working with Yeovil Table Club, we delivered Ping in the Park for three days as people had the chance to play table for free. 307 people took part in the sessions.
 - 2,336 tickets were sold for the Pitch & Putt and 3,699 tickets sold for the Mini Golf.
 - Artificial Grass Pitch is used extensively and has occupancy of 65%. The training area is used for Mini Tennis during the school holidays.
 - Bill Whistlecroft Athletics Arena has hosted over 40 major athletics events with an estimated 10,000 competitors taking part.
 - Hosted two Great British Tennis Weekends at YRC, attended by over 50 people and their families who played tennis for free.

Key Priorities for 2017/18:

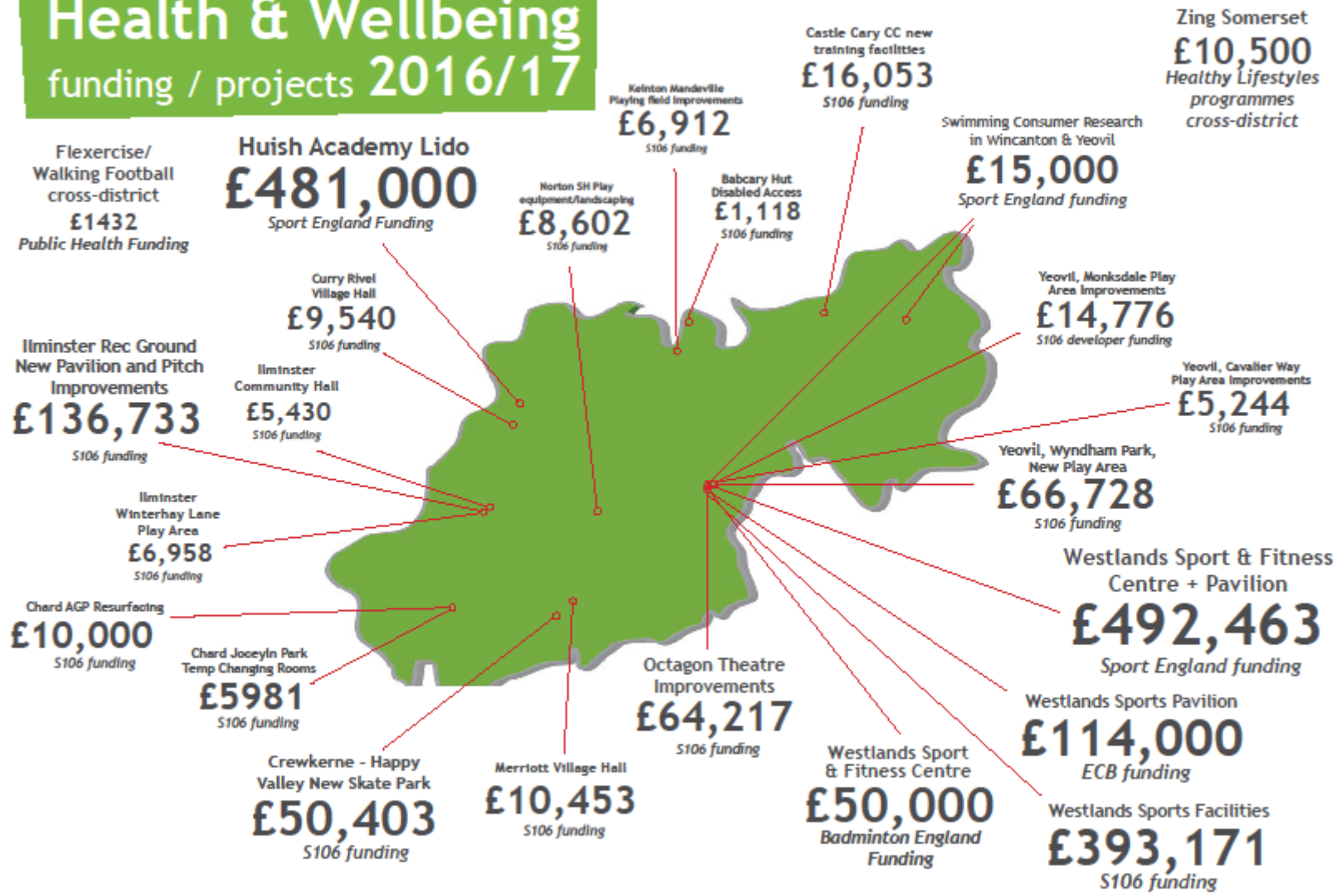
- Adoption of new playing pitch strategy
- Support the development of a new charitable incorporated organisation to operate the pavilion from June 2017 onwards.
- Supporting West Coker Parish Council to progress their pavilion/recreation ground improvement plan as required.
- Secure appropriate on-site recreation facilities within Yeovil's Urban Extensions.

Communications

All of the above work is supported underpinned by the work of Leisure Projects Officer with the team. The role includes; website development, e-newsletters, publications, income through sponsorship and social media. Having this service in-house has saved on external design fees and allows the team to be very responsive to our customers and new initiatives.

District summary of projects that the Community Health and Leisure delivered/supported in the last financial year

Health & Wellbeing funding / projects 2016/17



Financial Implications

No new implications.

Corporate Priority Implications

The work of the Community Health and Leisure service contributes to the following aims and action within the Health and Communities Focus of the Council Plan:

Aims

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.
- Help people to live well by enabling quality cultural leisure, play, sport and healthy lifestyle facilities and activities.
- Work with partners to tackle health issues such as diabetes and hypertension.
- Help keep our communities safe.

Actions

- Agree lease, refurbish and relaunch Westland Leisure Complex Sport, Conference and Entertainment Facilities (high priority).
- Deliver healthy lifestyles projects including year 1 of the CLICK project to those with diabetes and hypertension (High).
- Enable the enhancement of at least 8 play and youth facilities.
- Support Huish Episcopi Academy community swimming pool project (High).

8. Equality and Diversity Implications

Consideration is given by the service to ensure that all facilities and services are accessible.

Background Papers: none

Agenda Item 9

Area South Committee Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer
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 the Democratic Services Officer.

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 Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
7th June 2017	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
	Community Safety- Yeovil One Team	Community Safety Update Report	Steve Brewer, Community Safety Coordinator
	Community Offices Update Report	Annual Update Report	Lisa Davis, Community Development Support Officer
5th July 2017	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant
	Area South Development Plan 2017/2018	Area South Development Plan 2017/18 and financial outturn.	Helen Rutter, Assistant Director (Communities)/Natalie Fortt, Area Development Lead - South
	Yeovil Refresh Report	Update Report on the ongoing work regarding the Yeovil Refresh	Helen Rutter, Assistant Director (Communities)
	Market Improvement Strategy	Update Report – Confidential	Natalie Fortt, Area Development Lead - South
	<i>One Public Estate Programme</i>	<i>Update report</i>	<i>Nena Beric, Project Manager</i>
2nd August 2017		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
6th September 2017	Arts and Entertainment Services Update Report	Annual Update Report	Adam Burgan, Arts & Entertainment Manager
	Yeovil Vision Update Report	Update on Yeovil Vision	Helen Rutter, Assistant Director (Communities)
4th October 2017	Environmental Health Services Update Report	Annual Update Report	Alasdair Bell, Environmental Health Manager
	Section 106 Monitoring Report	Six Monthly update report	Neil Waddleton, Section 106 Monitoring Officer
	Countryside Service Update Report	Annual Update Report	Katy Munday, Countryside Manager
1st November 2017	Somerset Highways – maintenance programme	A six monthly update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

Agenda Item 10

Planning Appeals (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
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 Central
Proposal: The installation of 2 No. replacement windows to ground floor front (retrospective) and to replace 2 No. first floor front windows
Appellant: Mostly Property Ltd
Site: 25 Hendford Yeovil Somerset BA20 1UN

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files

Agenda Item 11

Schedule of Planning Applications to be determined by Committee

Director: Martin Woods, Director - Service Delivery
Service Manager: David Norris, Development Control Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Please note: Consideration of planning applications will commence no earlier than 3.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.50pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	YEOVIL CENTRAL	17/01197/COU	The change of use of premises from a dwelling to a HMO (house of multiple occupation)	48 Goldcroft Yeovil Somerset	Bravo Charles Investments Ltd

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 12

Officer Report On Planning Application: 17/01197/COU

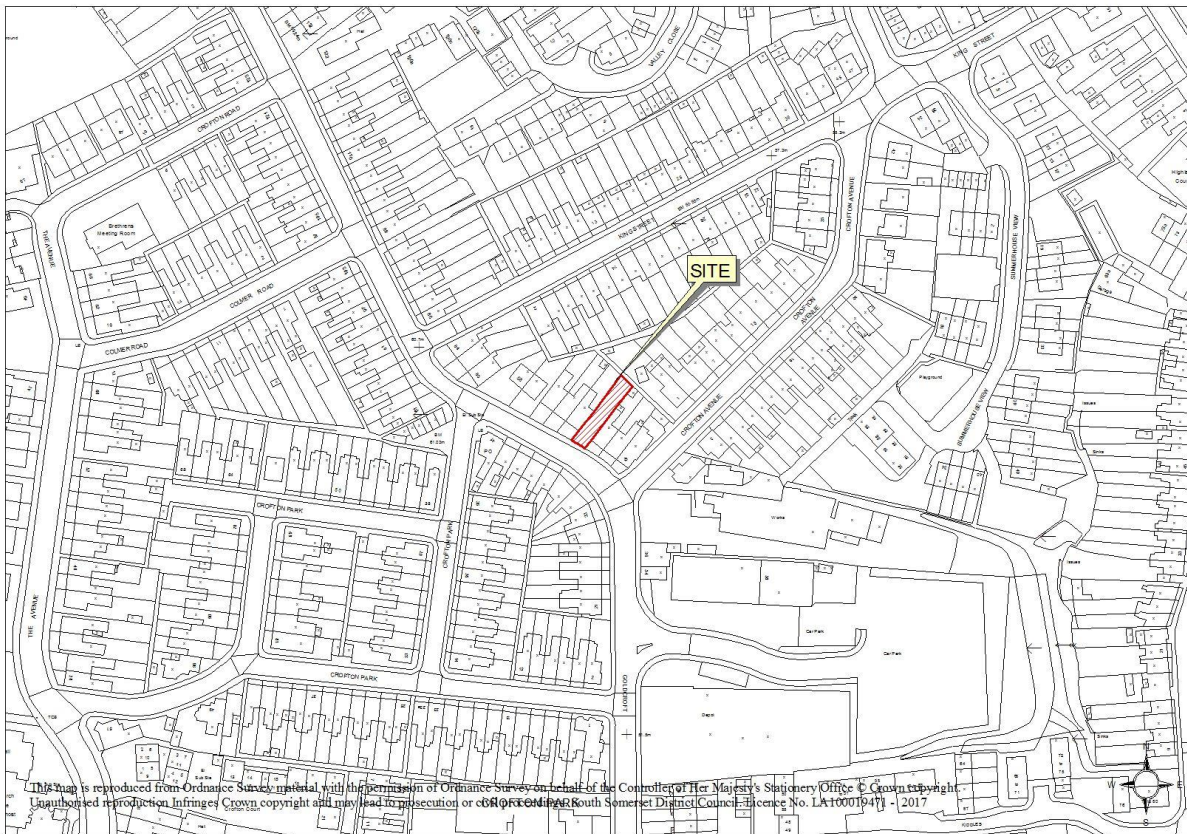
Proposal :	The change of use of premises from a dwelling to a HMO (house of multiple occupation)
Site Address:	48 Goldcroft Yeovil Somerset
Parish:	Yeovil
Yeovil (Central) Ward (SSDC Member)	Cllr K Hussain Cllr A Kendall Cllr P Gubbins
Recommending Officer:	Simon Fox Area Lead Officer (South)
Target date :	24th May 2017
Applicant :	Bravo Charles Investments Ltd
Agent: (no agent if blank)	
Application Type :	Other Change Of Use

Reason for Referral to Committee

This application is referred for Committee consideration at the Chairman's discretion in accordance with the scheme of delegation.

Site Description and Proposal





The application site comprises a three-storey residential dwellinghouse located on the eastern side of Goldcroft, just north of the junction with Crofton Avenue. It is the middle house of 7 terraced properties (Nos 42-54 even). Opposite this terrace is Nos.35-47. The property has no dedicated parking; roadside parking is available but is subject to restrictions.

This application seeks planning permission for a change of use to 5-bed House of Multiple Occupation (HMO) (Use Class C4). The property would accommodate a maximum of 5 residents.

Planning permission is required because the property falls within Zone 2 (Central Ward) of the Article 4 direction concerning HMO conversions. Previously this proposal would have been deemed permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015. The effect of the Article 4 (which came into force in November 2016) was to withdraw that permitted development right and for the development to require planning permission so as to ensure proposals could be judged against the local plan, assessed against any material considerations and be subject to local consultation which would have otherwise not been the case.

The application is accompanied by information of the type suggested by the Article 4 HMO guidance notes; this includes a survey of adjacent uses, and a bin strategy and details of cycle storage.

HISTORY

No planning history is recorded for No.48.

No.50 -

08/01302/COU: The conversion of existing house into 5 No. bedsits: Application Permitted: 07/11/2008

No.54 -

10/04351/FUL: Alterations and the conversion of existing dwellinghouse into 2 No. self-contained flats:

Application Permitted: 16/12/2010

No.47 -

08/03348/FUL: The conversion of existing post office and flat into 2 no. maisonettes: Application Permitted: 10/10/2008

No.42 -

831353: Conversion of dwelling into two flats: Application Permitted: 07/09/1982

No.35 -

07/02008/FUL: Division of existing three bedroom home into 2 no. flats: Application Permitted: 06/07/2007

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

Policies of the South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

EQ2 - Design & General Development

TA5 - Transport Impact of New Development

TA6 - Parking Standards

National Guidance - National Planning Policy Framework:

In particular-

Chapter 1 - Building a Strong, Competitive Economy

Chapter 4 - Promoting Sustainable Transport

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Town Council:

"Refusal on the grounds of the lack of provision for parking and inadequate storage space for bins".

Highways Authority (Somerset County Council):

No comments received at the time of writing this report.

REPRESENTATIONS

15 adjacent properties were notified in writing. A site notice has also been displayed and a press advert placed.

Two representations had been received at the time of writing this report.

A summary of comments:

- There are already numerous HMOs in the area, adding more is not in the interests of the area and its residents
- Lack of parking cause aggravation and unlawful parking in the area
- Waste bags and bins accumulate on the pavement which is unsightly

CONSIDERATIONS

The application raises several issues which will be considered here in turn.

Principle of Development

Policy SD1 proactively promotes Sustainable Development that improves the social conditions within the District and where necessary the Council will work with applicants to improve proposals so they are capable of being approved.

Yeovil is a Strategically Significant Town as defined by Policy SS1 and is therefore the focus for development in South Somerset.

The proposal seeks to provide accommodation through a House of Multiple Occupation (HMO); a house occupied by unrelated individuals who share basic amenities such as a lounge/dining room, kitchen and bathroom.

There are no recorded statistics for the need for such accommodation in the town nor is there a local plan policy that specifically promotes or dissuades such provision but anecdotally through housing colleagues the need is considered high due to recent changes to the benefit system which means many single individuals under the age of 35 can no longer claim for anything beyond a shared house room. It is understood there is still also a large demand for (temporary) accommodation associated with Yeovil District Hospital and Leonardo.

Both Environmental Health Housing Standards (EHHS) and operational Housing Officers wish to see more HMO accommodation in the town.

Need is obviously important to quantify in order to attribute weight in the planning balance.

Character of the Area/Residential Amenity

The rationale behind the serving of an Article 4 Direction was to allow the opportunity for a planning application to assess the impacts increased HMO accommodation could have in certain areas of the town. The areas (or zones) in question were those of a particular housing stock, often Victorian terraces, which convert nicely to 5-6 rooms, and are near the town centre. Evidence suggested certain areas were targeted and HMO stock was rising raising concerns locally for those in family dwelling houses who saw change occurring in their streets and neighbourhoods without being able to engage in the planning system because the conversions were at the time permitted development.

The HMO guidance asks applicants to undertake a survey of adjacent properties to ascertain the density and spread of HMO accommodation, flats or other types of residential institution.

In this case the applicant has submitted such a plan which shows these neighbouring uses. Additional checks have been made on site and with reference to Environmental Health Housing Standards and Council Tax records.

Nos.42 to 58 (Even) have been assessed as they adjoin the property on the north eastern side of Goldcroft. Of the 9 properties:

- 3 have been split into flats (Nos.42, 44 and 54)
- 4 are HMO's (Nos.46, 50, 56 and 58)
- 2 are dwellinghouses (one of which is the application site)

On the other side of the road Nos.35-47 have been assessed. Of the 7 properties:

- 2 have been split into flats (Nos.35 and 47)
- 1 is an HMO (No.41)
- 4 are dwellinghouses

The caveat with this breakdown is that it is based on what we currently know and can observe from the street. Not all HMOs are licensed or apparent on Council Tax records.

Given only 2 properties in the row of 9 are family dwellings one is inclined to consider that given the application property has been put up for sale it would be futile to insist it remains a family dwellinghouse when it is neighboured by two other HMOs.

The EHHS Officer has remarked that the adjacent HMOs are managed by 'good' landlords and through discussion would not want to discourage the current applicant from operating another HMO in the area. Often the management of an HMO is the vital component in maintaining a nice local environment and avoiding residential amenity concerns. The property, as it is three storey's, would be licensed and therefore supervised by EHHS.

In this case, on balance, it is considered the conversion should be allowed in principle.

Highways and Parking

The Highway Authority has not responded to the consultation at the time of writing this report.

The site lies within the inner zone and as such the Parking Strategy suggests the starting point for assessment is that there should be one parking space for every bedroom. This needs to be balanced against the fact that a 4-bed house already exists and the fact there is no dedicated parking on the site. The site is also a short walk into the town centre and the hospital.

The Highway Authority has been asked specifically to assess the situation regarding on-street parking given the area is subject to resident parking restrictions. When additional car parking demand is created it can cause aggravation for existing residents who find it increasing difficult to park near their home. This can led to stress, confrontation and unlawful parking in the area.

The applicant, in line with the HMO guidance published on the Council's website, has set out that cycle storage is available in a lockable shed in the back garden. The back garden is served by a rear pathway onto Crofton Avenue and so represents a realistic and practical proposal. Upon visiting the site it is evident the rear pathway is not maintained appropriately and therefore some work will be necessary to make it a viable access/exit point. A side boundary fence to No.1 Crofton Avenue also needs repair and the applicant has spoken to the owner of that property to seek remediation.

Unless the Highway Authority respond with a strong objection based on a lack of capacity in the resident parking permit scheme then on balance it is considered the site is suitably sustainable to not warrant refusal on highways and transport grounds, subject to restoration and proper surfacing of the rear pathway. It is understood two other properties in the terrace are owned by landlords considered good by EHHS. As such it is proposed the Council seek improvement to the pathway through these landlords working collectively as a benefit to all their tenants.

Refuse Storage

The applicant, in line with the HMO guidance published on the Council's website, has set out a strategy dealing with waste and recycling bins. The applicant has also responded to comments raised by the Somerset Waste Partnership (SWP) and suggestions made by the case officer.

SWP suggest an HMO requires 2 wheelie bins and 5 recycling crates. The nature of the property's means storage at the frontage is inevitable and tis can raise issues with pavements being blocked and

so the visual impact of such a collection of receptacles. The applicant has agreed to create a larger landing area at the bottom of the steps onto the pavement for these receptacles to be accommodated. This would involve some excavation and a new retaining wall but could be achieved in a visually acceptable manner. A suitably worded condition or the deferment of issuing a decision until such a scheme is produced would seem to be appropriate. This approach along with the renewal of the rear pathway to provide another option for bin storage, it is considered, would address the issue raised by the Town Council.

SECTION 106 PLANNING OBLIGATION/COMMUNITY INFRASTRUCTURE LEVY

There are no requirements to secure any mitigation or planning obligations via Section 106 of the Act.

The development does not trigger a requirement for CIL to be paid.

RECOMMENDATION

Grant planning permission, subject to no adverse comments from the Highway Authority, for the following reason:

01. The proposed change of use to a House of Multiple Occupation is considered acceptable on the basis that no adverse impact on highways and parking above and beyond the property's use as a dwellinghouse would occur, no adverse impact on visual or residential amenity is foreseen and other matters can be appropriately conditioned. As such the proposals comply with Policies SD1, SS1, EQ2, TA5 and TA6 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. 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.

02. The development hereby permitted shall be carried out and operated in accordance with the following approved plans and documents:

- a) Location Plan (Map Return Scheme)
- b) Proposed Layout, date stamped 9th March 2017
- c) Email dated 12th April 2017

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

03. The use hereby approved shall be occupied by no more than 5 people and the communal areas (Dining, Kitchen, Utility, Bathroom on the Ground Floor and Shower room on the First Floor) shall remain available for all residents.

Reason: To determine the scope of the application and in the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

04. A scheme shall be submitted detailing the restoration and resurfacing of the rear pathway onto Crofton Avenue. The pathway shall be properly consolidated and not loose stone or gravel. The agreed scheme shall be fully implemented prior to the first occupation of the property as a House in Multiple Occupation.

Reason: To improve rear access to the suite in the interests of providing bicycle storage and refuse storage in the rear garden and in the interests of health and safety.

05. A scheme shall be submitted detailing bicycle storage in the rear garden. The scheme shall include security measures and sufficient space for 5 bicycles. The agreed scheme shall be fully implemented prior to the first occupation of the property as a House in Multiple Occupation and thereafter remained and maintained thereafter.

Reason: In the interests of sustainable travel in accordance with the Somerset Parking Strategy (March 2012).

06. A scheme shall be submitted detailing bin and recycling crate storage in the front garden. The agreed scheme shall be fully implemented prior to the first occupation of the property as a House in Multiple Occupation and thereafter remained and maintained thereafter.
Reason: In the interests of providing the HMO will adequate waste and refuse storage in a visually acceptable manner in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).