

South Somerset District Council

Draft Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way** on **Wednesday 5 July 2017**.

(2.00 pm - 3.40 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Clark	Tony Lock
John Field	Wes Read
Nigel Gage	David Recardo
Andy Kendall	Gina Seaton
Mike Lock	Rob Stickland

Officers:

Helen Rutter	Communities Lead
Simon Fox	Area Lead (South)
Angela Watson	Legal Services Manager
David Norris	Development Manager
Natalie Fortt	Area Development Lead South
Kelly Wheeler	Democratic Services Officer

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

18. Minutes of previous meeting (Agenda Item 1)

Councillor Gina Seaton suggested an amendment to the minutes of the previous meeting held on Wednesday 14th June which had been circulated. She referred to the minute for item number 16 (planning application 17/01396/FUL – Coker Firs, 141 West Coker Road, Yeovil) and suggested that reference to the neighbouring properties' house numbers be included within the minute on page 7 (first paragraph). She further suggested that the word 'drainage' should be replaced with 'run off and flooding'.

It was agreed that the minutes would be amended to include these suggestions.

RESOLVED: that the minutes of the previous meeting were agreed, subject to the suggested amendment. Minute number 16, the first paragraph on page 7, amended to read;

Councillor Gina Seaton ward member, proposed that in order to appreciate the full degree and levels of the site in relation to the existing properties, 2 and 2a Nash Lane, and the concerns regarding run off and flooding that a site visit be made before the application was determined. This was subsequently seconded and on being put to the vote was lost 7 votes in favour and 7 votes against. The Chairman provided his casting vote against the proposal of a site visit.

19. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillors Cathy Bakewell, Peter Seib, Graham Oakes, Sarah Lindsay, Gye Dibben, Kaysar Hussain, Alan Smith and Sam McAllister.

20. Declarations of Interest (Agenda Item 3)

Councillor Peter Gubbins declared a personal and pecuniary interest in item number 12 (Future market management arrangements). He confirmed that he would leave the room during discussion of the item.

Councillor David Recardo declared that he had a personal interest in item number 14 (planning application 17/01997/FUL – Yeovil District Hospital) as he had been appointed to serve as a SSDC representative on the Yeovil District Hospital Board of Governors.

21. Public question time (Agenda Item 4)

There were no questions from members of the public.

22. Chairman's announcements (Agenda Item 5)

The Chairman advised members that there was likely to be a meeting of the Area South Committee in August.

He advised that there was a UDF Yeovil Refresh briefing following the meeting and suggested that members ask questions to the end of the briefing.

23. Reports from representatives on outside organisations (Agenda Item 6)

Councillor John Clark advised that Westfield Community Association would be making a stage 2 application to the Big Lottery later in July and also an application to SSDC Corporate Capital for funding towards a new community centre. He further advised that a summer fete fundraising event had been arranged.

Councillor Rob Stickland advised that a Youth Service Review group would be meeting; however a date had not yet been arranged.

24. Performance of the Streetscene Service (Agenda Item 7)

The Streetscene Manager summarised his report to members. He highlighted items within the report to include;

- Staff sickness levels within the team had reduced and that he was hoping to further reduce this next year.
- Having analysed the 52 complaints which had been received, only 27 of these were genuine service complaints. He pointed out that this was across the district

as a whole. The remaining complaints were referred to the Somerset Waste Partnership, Somerset County Council or were not genuine complaints.

- In the last financial year, two applications of herbicide had been delivered. He advised that this year, the towns had been completed and the team were currently working on the villages.
- He referred to a 'Working on the Highway' document which had been developed which covered the health and safety aspect of working on the highway.
- He advised members that there were apprentices working within the team which was proving to be successful.
- He explained that the Christmas Tree Shredding programme was a great success in January.
- New footpaths had been developed on the Milford and at Alvington which has created good access to these areas.
- The Yeovil Town Council Service Level Agreement had been updated.
- Fly-tipping across the district has increased slightly, however the situation was being managed. The increase correlates with increased restrictions and charges at the waste and recycling centre.

Using a powerpoint presentation, he provided photographs to show recent projects to include Yeovil in Bloom and the new footpaths at Alvington and the Milford.

The Chairman praised the team for the works, to include the artificial grass, which had been completed at the Yeovil Hospital roundabout.

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25. Area South Development Plan (Agenda Item 8)

The Area Development Lead presented her report to members. She explained that an updated version of the Area South Development Plan (ADP) had been circulated to all members since publication of the agenda and was also available on the website. She explained that Community Safety was now included within the plan, as she had recently taken on management of the Yeovil One Co-ordinator.

She explained that this was an ambitious plan taking account of the fact that some members of staff had recently left the team.

She referred to a Budget Summary and clarified some points of detail;

- The Yeovil Vision reserve fund had been delegated to the Yeovil Vision Board.
- Money from the Area South Capital Budget resource fund has been set aside for the Barwick Grant Application, which would be referred to a later Area South Committee meeting for consideration.
- She advised that the Lufton Community Centre would hopefully be in the council's ownership by end of May next year.

In response to member's questions, the Assistant Director (Communities) confirmed that some aspects of local economic development such as civic realm improvements are dealt with by the Area South Development Team. Projects such as Yeovil Refresh had been initiated and resourced through the Regeneration Board process. Major projects would continue to be developed by the Economic Development team.

The Area Development Lead advised members that this was a working document and that some projects may need to be re-prioritised once the full implications of the Yeovil Refresh implementation plan have been assessed.

Following the discussion, it was proposed and seconded that the Area South Development Plan be approved.

On being put to the vote, this was carried unanimously.

RESOLVED: that the Area South Development Plan be approved as per the agenda report and the updated ADP which had been circulated to members.

(voting: unanimous)

26. Dorcas Charitable Trust - Annual Report & Statements for the Year to 31st March 2017 (Agenda Item 9)

The Assistant Director (Communities) presented the report to members. She explained that other schemes to meet the housing needs of women and children had been explored, but that none of these schemes had come to fruition.

She explained that the Strategic Housing Team were trying to find another suitable site, either acquisition or new build and that she would discuss the progress of this with the Strategic Housing Manager.

On being put to the vote, members unanimously agreed to approve the annual accounts and to note the update in the annual report.

RESOLVED: that members approved the annual accounts for the Dorcas House Trust and noted the update in the annual report.

(voting: unanimous)

Councillor Tony Lock requested that the relevant Ward Members are advised when a purchase is made on a suitable property and that they are also advised of the potential usage of the building.

27. Area South Forward Plan (Agenda Item 10)

The Assistant Director (Communities) advised that there would be a application for a grant which would be included on the September agenda of the Area South Committee.

She advised members that there a Section 106 monitoring report was scheduled for the October agenda and that should members require specific items around CIL to be included within the report, that they should raise this with her.

RESOLVED: that members noted the Area South Forward Plan and agreed amendments to include the possibility of a meeting to be held on the 2nd August and that a grant application would be included on the September agenda.

28. Exclusion of Press and Public (Agenda Item 11)

RESOLVED: That the following item be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

29. Future Market Management Arrangements - Confidential Report (Agenda Item 12)

The Neighbourhood Development Officer summarised her report to members.

Councillor Nigel Gage advised that although he supported the report, he suggested that it would be useful if the Market Improvement Group could be kept informed of any progress.

On being put to the vote, the recommendations detailed in the report were agreed unanimously.

RESOLVED:

1. that members approved the process, for the transfer of the management of the weekly Yeovil Street Markets, including Saturday themed and specialised markets, to a private external partner and,
2. A panel be appointed to interview the applicants with delegated responsibility to appoint a preferred partner at the end of the process. The panel will be made up as follows - Cllr David Recardo, as Vice Chair of Market Improvement Group (currently acting Chair), Marie Ainsworth Neighbourhood Officer for Area South Development, Lisa Davis Community Office Support Manager, Natalie Fortt Area South Lead and a representative from the Economic Development Team.

(voting: unanimous)

30. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)

Members noted the Schedule of Planning Applications.

31. Planning Application 17/01997/FUL - Yeovil District Hospital Higher Kingston Yeovil (Agenda Item 14)

(Councillor David Recardo declared a personal, non-prejudicial interest in the planning application as he was a Governor of Yeovil District Hospital)

The Area Lead Officer (South) presented the application as detailed in the agenda.

He explained that the planning application had been referred to Area South Committee for determination at the request of the Development Control Manager in accordance with

the scheme of delegation. The application formed part of the Yeovil District Hospital masterplan which had high levels of public interest.

Using a powerpoint presentation, he provided images of the site and plans to show the proposed three storey surgery and associated plant room, which were proposed on land currently used as a car park. He explained that the current service road route would remain unaltered and would continue to operate a one-way system for access.

He further pointed out that although parking spaces would be lost, a new multi-storey car park was now in operation, which had sufficient capacity for car parking. Further disabled parking spaces would be provided within this application.

He noted that four trees would need to be removed from the site, however clarified that the proposal included new trees to be planted on the site. He advised that improvements to Red Lion Lane were also included within the application.

He explained that the design of the building would include the use of vertical green living materials to match those used on the multi-storey car park and metal cladding. He further advised that there would be a condition to control the final material finishes.

He pointed out to members that Somerset County Council has requested that should the application be approved, a condition be included to request an accompanying travel plan. Rather than providing a development specific travel plan, the hospital had offered to pay SCC a sum of money towards Travel Plan fees and to fund a travel plan coordinator towards encouraging more sustainable methods of travel and to develop a refresh of a travel plan to cover the site as a whole. The Area Lead Officer South explained that the proposed travel plan condition would be interpreted to reflect the whole site in conjunction with the methodology put forward by the hospital and an explanatory informative would be included.

Somerset County Council had also requested a Construction Management Plan. However as the construction management of the multi-storey car park was positive and any complaints were dealt with quickly, the Area Lead Officer did not feel that this was necessary and therefore had not included a Construction Management Plan condition.

He advised that this was an important facility which would enhance the hospital facilities and recommended that the planning application be approved.

Following a question from a member, the Area Lead Officer explained that improvements to Red Lion Lane would ensure that the path would feel lighter and safer for pedestrians as the above ground parapet sides would be replaced with railings. These improvements would also include new decoration along the pathway and surveillance. He also clarified for members that the current car 'drop-off' area located outside the Woman's Hospital would remain.

Following another question from a member, the type of cladding to be used on the building was discussed. It was suggested that the building control team would ensure that the cladding would meet all fire safety requirements, however the Area Lead Officer agreed that should the application be approved, he would include a letter with the approval to clarify the points raised in relation to fire safety.

Dr J Howes, a Director and Consultant at Yeovil District Hospital, addressed the Committee. He explained to members that the current day surgery unit, which does not

currently make a profit, was too small and that 70% of surgery should be completed on a day care basis. The new facilities would provide additional operating theatres and endoscopy suites. He also pointed out that the new unit would provide further facilities for staff, as well as patients, and that it was hoped that this would help with recruitment.

Following the discussion, it was proposed and seconded that the application be approved, as per the recommendation in the agenda report.

Councillor Peter Gubbins, Ward Member, explained that he had attended public meetings and consultation meetings on this project since 2014 and the application is welcomed. He offered his support to the application.

Councillor Andy Kendall, also Ward Member for the area, offered his support to the scheme and praised the works already undertaken, such as the new vehicular exit from the site.

On being put to the vote, this was carried with votes 10 in support with 1 abstention.

RESOLVED: that planning application 17/01997/FUL be approved as per the officer recommendation for the following reason;

01. This proposal represents an appropriately designed development in its context whilst safeguarding residential amenity and the setting of heritage assets. The proposal will support the function of the District Hospital and as such the application accords with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, TA1, TA3, TA4, TA5, TA6, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (2006-2028).

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 in accordance with the following approved plans and documents:

- a) Location Plan, Drawing No. YDH-DSU-ONE-EXT-ALL-DR-1-002(C)
- b) Block Plan, Drawing No. YDH-DSU-ONE-EXT-ALL-DR-1-003(B)
- c) Landscape Masterplan, Drawing No. YDH-DSU-ONE-EXT-ALL-DR-5-002(D)
- d) Planting Strategy, Drawing No. YDH-DSU-ONE-EXT-ALL-DR-5-0003(A)
- e) Proposed Elevations (Main Building), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-020(C)
- f) Proposed Ground Floor Plan (Main Building), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-010(F)
- g) Proposed First Floor Plan (Main Building), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-011(E)
- h) Proposed Second Floor Plan (Main Building), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-012(E)

- i) Proposed Roof Plan (Main Building), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-013(B)
- j) Proposed Elevations (External Plant Compound), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-026(C)
- k) Proposed Floor Plans (External Plant Compound), Drawing No. YDH-DSU-ONE-C1-ALL-DR-1-025(C)
- l) Drainage, Drawing No. YDH-DSU-ONE-EXT-ALL-DR-3-001(A)
- m) External Lighting, Drawing No. YDH-DSU-CPW-EXT-L01-DR-2-220 AND Exterior Lighting Concept RevC (Design Applications)

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

03. Notwithstanding the approved plans the specific materials (including samples where appropriate) for the following aspects shall be submitted to and approved in writing by the Local Planning Authority, prior to their use.

- a) Brickwork;
- b) Colour and finish of all cladding areas;
- c) Colour and finish of all windows, the brise soleil, louvre and rainwater goods; and
- d) any new hardstandings, freestanding/retaining walls, fences and gates.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The development hereby approved shall not be used other than for those activities which fall within the definition of Use Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: in the interest of clarity to define the land use.

05. With respect to the email dated 25th May 2017 and the Pulse Mapping survey plan ref P160711 - P01 (Sheet 2of2) dated 12/08/2016 the Finished Floor Level shall be +57.875 unless otherwise varied in writing by the Local Planning Authority.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.

06. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land to accord with policy EQ7 of the South Somerset Local Plan.

07. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of fifteen years from the first use of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To integrate the development into its environs and build on local character to comply with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan.

08. No works shall take place, including demolition, until a scheme of tree protection measures (based on Drawing No.YDH-DSU-ONE-EXT-ALL-DR-5-01(A) has been installed. The agreed tree protection scheme shall be implemented in its entirety for the duration of the construction of the development unless any variation is first agreed with the Local Planning Authority.

Reason: To preserve the health, structure and amenity value of retained trees to comply with the National Planning Policy Framework.

09. Prior to the first use of the development hereby approved the recommendations contained within the submitted Ecological Survey (Seasons Ecology, November 2016) shall have been fully carried out.

Reason: To protect and enhance biodiversity to accord with policy EQ4 of the South Somerset Local Plan.

10. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land to accord with the aims and objectives of the National Planning Policy Framework and policy EQ7 of the South Somerset Local Plan.

11. The scheme of works for the improvement of Red Lion Lane shown on Drawing YDH-DSU-ONE-EXT-ALL-DR-5-002(D) shall be fully implemented within 12 months of the first use of the building hereby approved, unless any variation is first agreed with the Local Planning Authority.

Reason: To improve the safety, legibility and visual amenity of pedestrian access to the site.

12. Prior to the first use of the development hereby approved a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan.

13. The eastern access to Higher Kingston shall be used for the purpose of "Entry Only" and appropriate signs and road markings shall be provided before the development hereby permitted is first brought into use and retained thereafter.

Reason: To avoid any conflicting movements on Higher Kingston in the interests of highway safety.

14. The four parking spaces shown on Drawing YDH-DSU-ONE-EXT-ALL-DR-5-002(D) shall be kept clear of obstruction and shall not be used other than for parking in connection with the development hereby permitted.

Reason: To ensure the dedicated disabled parking spaces remain available for use by the development hereby approved.

Informatives:

01. A site meeting between the appointed Project Manager/Building Contractors and the Council's Tree Officer is advised to be arranged prior to the commence of work to finally agree the scheme required by Condition 08, please contact Mr Phil Poulton on 01935 462670.
02. South Somerset District Council encourages all contractors to be 'Considerate Contractors' when working in the district by being aware of the needs of neighbours and the environment. The applicant is advised to devise procedures for maintaining good public relations including complaint management, public consultation and arrangements for liaison with the Council's Environmental Protection Team and the Highway Authority.
03. With regards to Condition 12 the terms on which the Travel Plan shall progress are set out in the email from the applicant dated 15 June 2017.
04. The applicant will be required to secure a licence and/or legal agreement from the Highway Authority for works on or adjacent to the highway necessary as part of this development, and they are advised to contact Somerset County Council well in advance of the development starting. All works in proximity to the existing Red Lion Lane subways and retaining walls will need to be approved in advance by Somerset County Council's Service Manager - Structures. A full package of detailed design drawings will therefore need to be submitted to Somerset County

Council for consideration in due course and agreement reached on the methodology for any works that could affect these existing highway structures.

- 05. Licences under Section 50 New Roads and Street Works Act 1991 will be required to install the new drainage in Higher Kingston.
- 06. The applicant is reminded of the advice of Wales and West Utilities in their letter of representation on this application, dated 18th May 2017 a copy of which is available on the application file.

(Voting: 10 in support, 1 abstention)

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Chairman

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Date