
Area South Committee

Wednesday 4th March 2020

4.00pm (please note change of start time)

**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:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

There are no planning applications to be considered this month.

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

This Agenda was issued on Monday 24 February 2020.

Alex Parmley, *Chief Executive Officer*



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 4 March 2020

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve the minutes of the Area South Committee held on Tuesday 29th October 2019, Wednesday 6th November 2019 and Wednesday 4th December 2019.

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, Tony Lock, David Recardo and Andy Soughton.

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. **Presentation on Affordable Housing in South Somerset** (Page 6)
8. **Community Grant Requests (Executive Decision)** (Pages 7 - 13)
9. **Area South Forward Plan** (Pages 14 - 15)

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

Presentation on Affordable Housing in South Somerset

<i>Director</i>	Martin Woods, Service Delivery Director
<i>Lead Specialist</i>	Ian Potter – Lead Specialist (Vulnerable Customers)
<i>Lead Officer</i>	Leisa Kelly – Case Officer (Service Delivery) Jo Calvert – Specialist (Housing)
<i>Contact Details:</i>	Leisa.kelly@southsomerset.gov.uk 01935 462641 Jo.calvert@southsomerset.gov.uk 01935 462040

Officers from the Housing Service will provide a short presentation on affordable housing in South Somerset.

The Council Plan 2016 – 21 details the Council Plan themes and Areas of Focus:

- Protecting Core Service
- Economy
- Environment
- Housing
- Healthy, Self-Reliant Communities

The Council Plan also includes six Priority Projects for 2019-20 of which priority five covers enabling housing. This priority is to develop proposals to accelerate the delivery of key housing sites and associated infrastructure. One of the key milestones for this priority was to set up Community of Practice (expert working group) to set objectives and outcomes to accelerate the delivery of key housing which includes affordable housing. As part of this work we are attending the four area committees to deliver a presentation along with our main partner registered providers cover the following areas:

- Increase awareness of affordable housing in the district,
- Show how our work links in with the Council Plan and Local Plan,
- The housing needs in each area
- How we work with registered providers to provide this much needed housing.

Council Plan Implications

Council Plan 2016 – 2021 aim:

- Aim to enable housing to meet all needs
- Improve health and reduce health inequalities

Area of focus within the Housing Theme for 2019-20

- Enable sufficient housing in appropriate places to meet community needs
 - Maximise the number of affordable homes including providing more affordable home to support rural economies and communities
 - Reduce homelessness and rough sleeping
 - Match lifelong independent living with appropriate property solutions
-

Agenda Item 8

Community Grant Requests (Executive Decision)

Portfolio Holder: Mike Best - Health and Well-being
Service Manager: Tim Cook, Locality Team Manager
Lead Officer: Rob Parr, Locality Officer
Contact Details: rob.parr@southsomerset.gov.uk

Purpose of the Report

Members are asked to consider the awarding of community grants to:

1. The Good Fellowship Club (GFC) towards assistance in providing community transport.
2. Hardington Mandeville Village Hall towards a replacement flat roof.
3. YMCA towards Youth Empowerment Zones project.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across Area South.

Recommendations

That members agree:

- 1) In regard to the Good Fellowship Club:
 - a contribution of £2,100 from the Area South community grants budget towards the provision of community transport, subject to the standard conditions set out in Appendix A.
 - in addition to standard conditions set out in Appendix A, a condition is added restricting the GFC from applying for a community grant for at least three years from the date of this committee meeting.
- 2) In regard to Hardington Mandeville Village Hall:
 - a contribution of £7,000 from the Area South Capital Grants programme towards the provision of a new flat roof.
 - in addition to standard conditions set out in Appendix A, a condition is added restricting the Hardington Mandeville Village Hall from applying for a community grant for at least three years from the date of this committee meeting.
- 3) In regard to Youth Empowerment Zones:
 - a contribution of £12,000 from the Area South Community Grants budget towards the provision of Youth Clubs and Youth Work in Area South.
 - in addition to standard conditions set out in Appendix A, a condition is added restricting the YMCA from applying for a community grant for at least three years from the date of this committee meeting.

Application Funding Summary

Application 1

Name of applicant:	Good Fellowship Club
Project:	Provision of Community Transport
Total project cost:	£6,750
Amount requested from SSDC:	£2,100 (31%)
Application assessed by:	Rob Parr

Application 2

Name of applicant:	Hardington Mandeville Village Hall
Project:	Provision of a new Flat Roof
Total project cost:	£15,000
Amount requested from SSDC:	£7,000 (47%)
Application assessed by:	Rob Parr

Application 3

Name of applicant:	YMCA
Project:	Youth Empowerment Zones
Total project cost:	£51,710
Amount requested from SSDC:	£12,000 (23.2%)
Application assessed by:	Rob Parr

1.0 GOOD FELLOWSHIP CLUB REPORT

1.1 Background

The Good Fellowship Club has been active for 52 years and has 35 members ranging from 70-97 years of age. The club meets every Thursday (excluding August) at the Moose Hall on St Michaels Ave. The club helps physically challenged members of the community to enjoy a more active and enjoyable life.

In order to attend the club activities a large number of members require transport, which is provided by a combination of volunteer drivers and mini bus provided by Community Transport South West Ltd (CTSW). Our community grant guidance encourages applications for Community Transport projects and therefore this project is consistent with our published guidance.

1.2 Parish Precept information

Parish	Yeovil (2011 Census)
Parish population	45,784
No. of households	20,433
Precept 2019/20	£1,033,517

1.3 The Project

The Good Fellowship Club has requested £2,100 towards the £6,750 cost of providing community transport. This will enable their members to continue attending the clubs affordable social and recreational activities for physically challenged senior citizens in order to improve their quality of life.

Due to increased operational costs the CTSW has to increase the charges it makes to the GFC by 21% and therefore without additional grant aid the GFC has stated they would need to close the club during 2020/21.

The financial plan set out by the GFC is for the next three years and if successful the SSDC community grant would contribute towards this.

1.4 Local support / evidence of need

The GFC has been in operation for over half a century and according to their application they continue to have a good participation in the club with 35 active members. The project is supported by Yeovil Town Council and Brympton Parish Council.

1.5 Project Costs

Funding Sources	% funding	Amount of funding	Status
Yeovil Town Council	31	£2,100	Secured
Community Foundation	5	£349	Pending
Brympton Parish Council	3	£200	Secured
Yeovil Without Parish Council	3	£200	Pending
Good Fellowship Club contribution	27	£1,801	Confirmed
SSDC	31	£2,100	Pending
Total		£6,750	

Agreeing support at this point will give other funders some confidence about the deliverability of this project.

1.6 Financial Implications

Funding will come from the existing Area South Community Grant and Revenue budget.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a 31% basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

1.7 Council Plan Implications

Healthy, Self-Reliant Communities:

- Enable quality cultural, leisure and sport activities.
- Work with partners to support people in improving their own physical and mental health and wellbeing.
- Work with partners to reduce the impact of social isolation and create a feeling of community

1.8 Carbon Emissions & Adapting to Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel long distances, therefore reduces carbon emissions.

1.9 Equality and Diversity Implications

This project helps enhance accessibility for older people who are physically challenged and may otherwise become socially isolated or physically less active.

2.0 HARDINGTON MANDEVILLE VILLAGE HALL REPORT

2.1 Background

The Hardington Village Hall is a registered charity no. 304551 established in 1968 and have trustees that administer the charity and a committee that carry out the day to day running of the Village Hall. The custodian trustee is Hardington Mandeville Parish Council.

The stated objectives and activities of the village hall are as follows:

“The Village Hall is for the use of the inhabitants of Hardington Mandeville and the neighbourhood without distinction of sex or political, religious or other opinions, and in particular for the use for meetings, lectures, classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life of the said inhabitants”.

2.2 Parish Precept information

Parish	(2011 Census)
Parish population	585
No. of households	242
Precept 2019/20	£15,000

2.3 The Project

The village hall committee have been carrying out ongoing repairs and upgrades to their building in recent years including the installation of a hearing loop, pa system amongst other improvements. The replacement flat roof project was identified as part of a building condition survey and the new roof will be a significant improvement to the building.

2.4 Local support / evidence of need

The Parish Council as custodian trustee is supportive of this project and has awarded 50% of the cost. A building survey carried out in 2017 identified the need to replace the flat roof as part of the ongoing maintenance of the village hall.

2.5 Project Costs

Funding Sources	% funding	Amount of funding	Status
Hardinton Parish Council	50	£7,500	Secured
Village Hall Committee	3	£500	Secured
SSDC	47	£7,000	Pending
Total	100	£15,000	

2.6 Financial Implications

Funding will come from the Area South Capital Programme. There is currently £247,040 unallocated funding available, if this is grant is awarded it will leave £240,040 available.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a 47% basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

2.7 Council Plan Implications

Environment

To keep South Somerset clean, green and attractive we will work in partnership to:

- Promote a high quality built environment in line with Local Plan policies.

2.8 Carbon Emissions & Adapting to Climate Change Implications

Providing local access to a village hall reduces the need to travel long distances, therefore reduces carbon emissions.

2.9 Equality and Diversity Implications

This project helps to retain the ongoing availability of the village hall for all members of the community.

3.0 YOUTH EMPOWERMENT ZONES REPORT

3.1 Background

The YMCA has been delivering youth work services in Area South for a number of years and last year delivered 42 Youth Club sessions at 3 locations, working with over 1,000 young people aged 10-19yrs.

The YMCA has been working with Yeovil Town Council to set up a Youth Council, took part in 'Super Saturday', provide C-cards and work with young people healthy relationships, body image and STI awareness.

The above is just a selection of the work carried out by the YMCA over the last year and according to their application form they have been involved in many other youth work related activities in Area South.

3.2 Parish Precept information

Parish	(2011 Census)
Parish population – Yeovil	45,784
Parish population – Yeovil Without	6,834
No. of households – Yeovil	20,433
No. of households – Yeovil Without	3,094
Precept 2019/20 - Yeovil	£1,033,517
Precept 2019/20 – Yeovil Without	£85,171

3.3 The Project

The Youth Empowerment Zones project will see the YMCA deliver three youth clubs per week (term time only) in Milford, Westfield and Wyndham areas of Area South. In addition to this the YMCA will continue to support the Youth Council and wider community project work where appropriate.

3.4 Local support / evidence of need

This project has significant support and funding from Yeovil Town Council as demonstrated by their £23,084 grant offer. The YMCA application provides a range of comprehensive evidence to support

the need for this project, in the form of data relating to low incomes, mental health, NEET, crime and first hand evidence relating to the work they do and the positive impacts it has had on a young person in Yeovil. Overall the application has provided sufficient evidence to show local support and evidence of need.

3.5 Project Costs

Funding Sources	% funding	Amount of funding	Status
Yeovil Town Council	44.64	£23,084	Secured
The Medlock Trust	5.80	£3,000	Pending
Garfield Weston Foundation	11.60	£6,000	Pending
Yeovil Without Parish Council	12.42	£6,420	Pending
YMCA contribution	2.33	£1,206	Pending
SSDC	23.20	£12,000	Pending
Total		£51,710	

Agreeing support at this point will give other funders some confidence about the deliverability of this project.

3.6 Financial Implications

Funding will come from the existing Area South Community Grant and Revenue budget.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a 23.20% basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

3.7 Council Plan Implications

Healthy, Self-Reliant Communities:

- Enable quality cultural, leisure and sport activities.
- Work with partners to support people in improving their own physical and mental health and wellbeing.
- Work with partners to reduce the impact of social isolation and create a feeling of community

3.8 Carbon Emissions & Adapting to Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel long distances, therefore reduces carbon emissions.

3.9 Equality and Diversity Implications

Young people are a protected characteristic and consequently this application demonstrates support for this group.

The YMCA work with LGBT young people and young people with mental health issues, which demonstrates that from an equalities perspective they are working across a number of protected characteristics.

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
- Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested.
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a "sinking fund" to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Agenda Item 9

Area South Committee Forward Plan

Director: Netta Meadows, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Officer – Strategy and Commissioning
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 Agenda Coordinator.

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 Case Officer – Strategy and Commissioning; Jo Boucher.

Meeting Date	Agenda Item	Lead Officer
April	<i>IAero Project (update report for information only)</i>	<i>Joe Walsh, Economic Development</i>
June	<i>Update on the Octagon Theatre</i>	<i>Adam Burgan, Arts & Entertainment Venues Manager</i>
July	<i>Progress on the new Yeovil Crematorium</i>	<i>Paul Rayson, Crematorium Manager</i>
TBC	<i>Yeovil District Hospital</i>	<i>Chief Executive, Yeovil District Hospital</i>
TBC	<i>Update on recent road improvements in the town and the public feedback</i>	<i>SCC</i>
TBC	<i>Community Funding Requests</i>	<i>TBC</i>