

MEETING AS03m 13:14
DATE 03.07.13

South Somerset District Council

Draft Minutes of a meeting of the **Area South Committee** held in the Council Chamber, Brympton Way, Yeovil, on **Wednesday 3rd July 2013**

(2.00pm – 5.15pm)

Present:

Members: Tony Fife (In the Chair)

Cathy Bakewell (left 5.05pm)	Pauline Lock
Tim Carroll (left 4.15pm)	Tony Lock
Nigel Gage	Ian Martin (left 4.55pm)
Jon Gleeson	Graham Oakes
Dave Greene	David Recardo
Peter Gubbins	Gina Seaton (left 4.15pm)
Andy Kendall	Peter Seib

Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager South
Andy Cato	Area Leads
Simon Fox	Planning Officer
Nick Whitsun Jones	Principal Legal Executive
Neil Waddleton	Section 106 Monitoring Officer
Kirsty Larkins	Housing and Welfare Manager
David Julian	Economic Development Manager

18. Minutes of meeting held on 5th June 2013 (Agenda Item 1)

The minutes of the Area South meeting held on 5th June 2013 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

19. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors John Vincent Chainey, Wes Read and John Richardson

20. Declarations of Interest (Agenda Item 3)

Cllrs David Recardo, Tim Carroll and Ian Martin declared a Personal and Prejudicial interest in Item 7 Planning Application 13/00661/FUL, 94 Ilchester Road, Yeovil as the applicant is well known to them. They would leave the meeting during consideration of that item.

21. Public Question Time (Agenda Item 4)

Liz Glashier Chairman of Brympton Parish Council addressed the committee requesting that the Parish Council would like the reinstatement of the Yeovil Town Football Club Liaison committee, as the Parish Council has tried to establish a working contact with the football club and have met with “silence” from certain quarters within the club. They have serious concerns about the safety issues for their residents on the highways in the parish with the club going up in the league and the increase in traffic and parking.

In response the Chairman Tony Fife would look into the reinstatement of the Football Liaison Committee but may prove difficult at this present time due to other on-going Planning Negotiations with the Football Club.

Liz Glashier also referred to Item 8, Section 106 Obligations as set out in the agenda regarding the monies transferred from Brympton and allocated to Westfield School for Sport & Leisure. She confirmed that a written response had been received and was content with the reply.

22. Chairman’s Announcements (Agenda Item 5)

- Turn mobile phones off
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23. Reports from Representatives on Outside Organisations (Agenda Item 6)

Councillor Tony Fife informed members that the Chief Constable of Avon and Somerset Police Authority was making a presentation to Full Council in September.

Councillor Ian Martin that funding from the Heart of Wessex had helped enhance Pen Mill Railway Station with floral displays etc.

24. Planning Applications (Agenda Item 7)

13/01873/R3D – Application for a new planning permission to replace extant permission 10/01760/R3D for the erection of a single storey ranger centre to include office/kitchen/workshop/storage/education/meeting room/tea room and public toilet, Land Adjoining Car Park Brunswick Street Yeovil

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report and updated members that this application sought new planning permission to replace extant planning permission. He reported that no material change had been made in planning policy since the original permission had been granted. He also reported that a further 18 letters of support and 2 letters opposed had since been received. The Planning Officer’s recommendation was for approval.

The Countryside Manager then addressed the committee informing members of the reasons for delays in the work. She referred to the problems with the major power cables

undersite and the need to raise funding in this economic climate. She expressed the need for more volunteers due to the probability of more service cuts in the future.

Members of the public were then invited to address the meeting.

Mr E Birchall spoke in opposition to the application. He referred to the power cables located by the proposed site and evidence to show that work could be carried out in this area, which he recalled had been the favoured site. He referred to the Queen's visit to the Country Park last year believing this area should remain undeveloped.

Several members of the public then addressed the meeting in support of the application, several comments were made which included the following:

- The park held a wealth of educational opportunities for students but lacked facilities or a focal point.
- The park was an excellent facility and the building would enhance its long term future
- Would enhance the facilities for the rangers, provide storage and good educational facilities and improve leisure amenities within the park
- Help promote the caring of the country park and provide a focus for educational work groups such as wildlife watch groups, young children's groups etc. and the base for volunteers
- Assist with events that took place within the park
- Enhance public facilities within the area
- Volunteers worked in the park in all weathers and the proposed building would provide better facilities to meet and change for work

Councillor Sylvia Seal, Portfolio Holder for Leisure and Culture, reported she had little to add to the comments already made and believed the staff and volunteers of the park deserved better facilities to help them continue to do their excellent work within the country park.

Councillor Peter Gubbins, ward member expressed his support of the application believing this to be a unique opportunity to have this facility within the area.

Councillor Andy Kendall, Ward member also expressed his support for the application indicating that residents within the area were also in support of the proposed facility.

During a short discussion members voiced their full support for the application and felt it would provide an excellent facility for the community.

It was then proposed and subsequently seconded that the application be approved subject to the conditions as set out in the agenda report. On being put to the vote this was carried by 12 votes in favour, 0 against and 1 abstention.

Resolved:

To grant permission for the following reason:

01. Notwithstanding the comments made by local residents the proposal is of a scale,

nature, design and form which respects the character and appearance of the area, creates a new public frontage for the Country Park, makes the most efficient use of land and develops the site in a way that safeguards residential amenity. As such the proposal is therefore in accordance with the advice and guidance contained within the National Planning Policy Framework and policies ST3, ST5, ST6, ST7, EC3 and TP1 of the saved policies of the South Somerset Local Plan (Adopted April 2006).

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, drawing numbers:

YCP/1135/01.2010/02, YCP/1135/01.2010/04, YCP/1135/01.2010/05, YCP/1135/01.2010/06, YCP/1135/01.2010/07, YCP/1135/01.2010/08 and YCP/1135/01.2010/09.

Reason: For the avoidance of doubt and to ensure the development is carried out as approved.

03. The scheme of landscaping, hereby approved, shall be carried out in full during the first available planting season, following the commencement of development. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with saved policy ST6 of the South Somerset Local Plan.

04. The air source heat pump to be installed shall be a DeLonghi Climaveneta AWR MTD 0031. Once installed this model shall not be changed to another model or altered without the written consent of the Local Planning Authority.

Reason: In the interests of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

(Voting: 12 in favour, 0 against, 1 abstention)

13/00661/FUL – The erection of a detached dwelling with integral garage (Revised Application), 94 Ilchester Road Yeovil Somerset

(Cllrs Tim Carroll, Ian Martin and David Recardo having previously declared a personal and prejudicial interest in this agenda item left the room during consideration.)

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report. He provided members with several updates including:

- Extra letters had now been received regarding concern over highway safety
- The entrance visibility splay was within 30cm of achieving the accepted criteria for access onto the highway
- Separate issue regarding the enforcement of breach of Tree Preservation Order (TPO) which was not a material consideration for this application
- Access road not within the applicants ownership but confirms has access rights
- Referred to the extensive tree concerns as set out in the report and that a landscape plan had been carried out to safeguard the future amenity of the owner and neighbouring properties
- Confirmed a confidential letter had been submitted regarding the medical condition of the owners of Number 8 Pickett Lane.

In conclusion the Planning Officer referred to the key Considerations and that the recommendation was for refusal due to the safety issues of the highway visibility splay.

In response to questions from Members, the Planning Officer confirmed that:

- Good site management would be required regarding the organisation of construction traffic
- Felt a Chalet Bungalow design was the appropriate relationship within the area which consisted of both houses and bungalows
- The enforcement of breach of TPO was currently being dealt with by the Legal department but was not an issue for this application
- No. 94 Ilchester Road had been built back in the 1990's and therefore planning policies had changed considerably since then.
- A fully detailed landscaping plan could be covered by condition and suggest after a number of years could be TPO

Mr Dounting addressed the committee and spoke in objection to the application. He explained his house had access rights to the lane but never used it due to the danger of access onto the highway. He believed that there would be no turning area for vehicles and that he had never seen any vehicle drive out onward to the highway.

Mrs Watkins spoke in objection to the application. She felt the proposed dwelling would have a huge impact on their quality of life. She referred to the medical letter which the Planning Officer had already received regarding her medical condition and the requirement for regular sun exposure.

Mr Watkins spoke in objection to the application. He referred to the felling of a number of principal trees within the site and the breach of the Tree Preservation Order and the non-replacement of these trees.

Mr Edge spoke in objection to the application. He referred to the lack of parking and turning capacity within the development site and the overbearing impact the development would have in the area.

Mr Ian Pamplin, the Agent then spoke in support of the application. He understood the tree dispute was not an issue for consideration and that the proposed design had been carefully developed. He believed that if the highway visibility splay was amended slightly the application would be for approval.

During members' discussion, several points were raised including the following:

- Concern over the safety of the highway access onto the main A37
- Questioned why previous trees which had been felled had not been replaced
- Questioned why other owners with access rights did not use the lane
- Concern over the apparent inability to turn within the proposed development area therefore the need to reverse onto the main highway

It was then proposed and subsequently seconded that the application be refused subject to the conditions as set out in the agenda report. On being put to the vote this was carried unanimously.

Resolved:

To refuse permission for the following reason:

01. The proposal is contrary to Policy ST5 of the South Somerset Local Plan, since the access does not incorporate the necessary visibility splays which are essential in the interests of highway safety.

(Voting: unanimous)

12/01810/LBC – The relocation of tapestries from the main house to the nearby Coach House (Implemented), Newton House Newton Road Yeovil

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report. He referred to the reason why the application has been referred to committee due to the objection of the English Heritage, however the SSDC Conservation Officer's recommendation was for approval.

Mr Briggs then spoke in support of the application. He referred to the amount of work and effort the current owners had done to improve and restore Newton House. He said the tapestries were now located in the adjacent Coach House where they are clearly displayed in the best possible location for people to enjoy them and easily accessible for visitors to inspect.

Councillor Gina Seaton, Ward member said it was a privilege to see the tapestries and the excellent restoration work undertaken by the current owners. She believed the relocation of the tapestries to the Coach House provides a acceptable alternative location where they are clearly displayed.

Councillor Cathy Bakewell also commended the work undertaken by the current owners in restoring Newton House from what was no more than a ruin to a completed beautiful family home. She also believed the relocation of the tapestries to the Coach House was the best possible location for members of the public to appreciate them.

The SSDC Conservation Officer addressed the committee and referring to his comments as set out in the agenda concluded that he felt this provides a satisfactory alternative location where the tapestries are clearly well displayed and are easily accessible for visitors to inspect.

Councillor Peter Seib speaking as the Council's Heritage Champion believed the tapestries have an historic link by ownership to Newton House and not the actual place where they are located. He also believed the Coach House to be the desired way to display the tapestries with easy access for visitors.

It was then proposed and subsequently seconded that the application be referred to the National Planning casework Unit (NPCU) and that the Secretary of State informed that SDDC are minded to approved the application subject to the conditions as set out in the agenda report. On being put to the vote this was carried unanimously.

Resolved:

To grant consent subject to the decision of the Secretary of State and subject to the following conditions:

01. The proposal, by reason of its limited/informed intervention into the historic fabric of this listed building, is considered to respect the historic and architectural interests of the building in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006) and Chapter 12 of the National Planning Policy Framework 2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this consent shall be deemed to have been implemented on 22 May 2012 as prescribed by Section 8 of the above Act.

Reason: To comply with section 8 of the above Act.

02. The tapestries, the subject of this listed building consent, shall remain within the Newton Surmaville property in perpetuity.

Reason: To safeguard the historic interests of this Grade 1 Listed Building, in accordance with saved policy EH3 Of the South Somerset Local Plan (adopted 2006).

03. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 1032069/LP (date-stamped 11/05/2012);
1032069/06 (date-stamped 11/05/2013);
1032069/01B (date-stamped 22/05/2013).

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

(Voting: unanimous)

13/01977/FUL – The siting of a 30 metre long zip line (Revised application), Birchfield Park Lyde Road Yeovil

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report informing members that no further updates or objections had been received.

During a short discussion members voiced their full support of the application and it was then proposed and subsequently seconded that the application be approved subject to the conditions as set out in the agenda report. On being put to the vote this was carried unanimously.

Resolved:**To grant permission for the following reason:**

01. The proposal contributes towards an attractive and carefully designed play area. Having regard to the siting, design and nature of the equipment the proposal has an acceptable impact on the residential amenity of neighbouring properties and the visual amenities of the surrounding area in accordance with saved policies ST5, ST6 and ST7 of the South Somerset Local Plan

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:

Drawing number BPZW2 - Rev A and BPZW1 - Rev A.

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

(Voting: unanimous)

13/01978/FUL – The siting of a 25 metre long zip line, Preston Park Preston Road Yeovil

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report informing members that no further updates or objections had been received.

During a short discussion members voiced their full support of the application and it was then proposed and subsequently seconded that the application be approved subject to the conditions as set out in the agenda report. On being put to the vote this was carried unanimously.

Resolved:**To grant permission for the following reason:**

01. The proposal contributes towards an attractive and carefully designed play area. Having regard to the siting, design and nature of the equipment the proposal has an acceptable impact on the residential amenity of neighbouring properties and the visual amenity of the surrounding area in accordance with saved policy ST6, ST6 and ST7 of the South Somerset Local Plan.

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:

Drawing number PP2- Rev B and PP1 -Rev B and "Timberplay Ltd" specification reference 6.01100/6.02100.

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

(Voting: unanimous)

25. Section 106 Monitoring Report (Agenda Item 8)

The Section 106 Monitoring Officer presented the report as detailed in the agenda and explained the background to his role and the changes made in the process for monitoring and notifying ward members regarding monies spent within their area.

He also informed members reported that:

- The three main key sites within Area South were not included within the report as he would be bringing a further detailed report in the Autumn regarding Lyde Road, Brimsmore and Lufton key sites.
- Now working closely with the Health and Leisure Service to collate information and initiate appropriate projects in line with what monies were secured from the developer and local developments.

In response to questions from members, the Community Health and Leisure Manager explained the process regarding playing pitch contributions and the differences between formal or informal playing pitch provision.

Members thanked the officer for his excellent work and informative report and endorsed the actions taken in respect of the monitoring of Section 106 Planning Obligations.

NOTED

*(Neil Waddleton, Section 106 Monitoring Officer, (01935 462603)
Neil.waddleton@southsomerset.gov.uk*

26. Local Housing Needs in Area South (Agenda Item 9)

The Housing and Welfare Manager presented the report as detailed in the agenda and explained the role of the Housing and Welfare Team.

In response to comments and queries from members, the Housing and Welfare Manager reported that:

- Ex Armed Forces Service Personnel can apply to go on the Homefinder register and that Central Government have clear guidelines regarding Ex Armed Forces Service Personnel
- Where couples are in MOD housing and then divorce they will now have the opportunity to stay within the area rather than return to where they originated
- Confirmed that up to date figures of the actual overall number of Social Housing Stock within the Areas would be circulated with the draft minutes (see Appendix A attached)

Members noted the report and thanked the Housing and Welfare Manager for her update.

NOTED

*(Kirsty Larkins, Housing & Welfare Manager)
kirsty.larkins@southsomerset.gov.uk or 01935 462744*

27. Annual Report Outlining the Work of the Economic Development Team (Agenda Item 10)

The Economic Development Manager presented the report as detailed in the agenda and explained the role of the Economic Development Team.

In response to member's questions he reported that:

- 66% office space was now occupied within the Innovation Centre and hopefully 85% would be occupied by 2015/16.
- He also confirmed that SSDC had been unsuccessful thus far in gaining funding through the Growing Places Fund and the Regional Growth Fund.
- Large cost implications regarding translation of tourism publications to several foreign languages

Members noted the report and thanked the Economic Development Manager for his update.

NOTED

*David Julian, Economic Development Manager, 01935 462279
David.julian@southsomerset.gov.uk*

28. Area South Development Update Report (Agenda Item 11)

The Area South Development Manager presented the report as set out in the agenda. With the aid of a powerpoint presentation she outlined to members the areas of work and achievements during 2012/13.

During a short discussion members thanked the Area South Development Manager for a very comprehensive report and approved the Area Development South Development Plan for 2013/14.

- RESOLVED:**
1. That the report be noted
 2. That the Area Development South Development Plan 2013/14 be approved

*Kim Close, Area Development Manager South, 01935 462279
Kim.close@southsomerset.gov.uk*

29. Area South Committee Forward Plan (Agenda Item 12)

No further reports were requested by Members.

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

(Voting: Without dissent)

*Jo Boucher, Democratic Services Officer (01935) 462011
jo.boucher@southsomerset.gov.uk*

30. Exclusion of Press and Public (Agenda item 13)

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 of business affairs of any particular person (including the authority holding that information).

(Voting: Without dissent)

31. Scrutiny Task & Finish Review of Councillor representation on Outside Bodies - Confidential and Legally Privileged (Agenda Item 14)

The Area South Development Manager presented the report and informed members that further work was required and subsequently a report would be brought back to Area South in the Autumn with their views on the specific suggestions as set out in the report.

During members' discussion several comments were noted by the Area South Development Manager and members unanimously agreed that further work to be undertaken by the Area South Development team regarding representation on outside bodies.

- RESOLVED:**
1. Noted Suggestion 1 as set out in the confidential agenda report

2. Noted Suggestion 2 as set out in the confidential agenda report
 3. Agreed that the Area South Development Team undertake a full review of Appointments to Outside Bodies within Area South to enable a report back to Area South Committee.
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Chairman