

MEETING
DATE 06.05.20

South Somerset District Council

Draft Minutes of a meeting of the **Area South (Informal)** held by **Video-conference via Zoom meeting software on Wednesday 6 May 2020.**

(4.00 pm - 5.20 pm)

Present:

Councillor Peter Gubbins (Chairman)

John Clark	Wes Read
Nicola Clark	David Recardo
Karl Gill	Peter Seib
David Gubbins	Alan Smith
Andy Kendall	Jeny Snell
Mike Lock	Andy Soughton
Pauline Lock	Rob Stickland
Tony Lock	

Officers:

Netta Meadows	Director (Service Delivery)
Steve Barnes	Play and Youth Facilities Officer
Becky Sanders	Case Officer (Strategy & Commissioning)
Sarah Hickey	Senior Planning Lawyer
Tim Cook	Locality Team Manager
Angela Cox	Specialist - Democratic Services
Linda Hayden	Specialist - Development Management
Cara Cheshire	Case Officer, Strategy and Commissioning
Katy Menday	Leisure & Recreation Manager
Joe Walsh	Specialist (Economic Development)
Leisa Kelly	Case Officer (Service Delivery)

9. Minutes of previous meeting (Agenda Item 1)

The minutes of the Informal meeting of Area South Committee members held on Wednesday 8th April 2020 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

10. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Kaysar Hussain, Graham Oakes and Gina Seaton. It was noted that Councillor Nicola Clark would join the meeting later.

11. Declarations of Interest (Agenda Item 3)

There were no declarations of interest made by Members.

12. Public Question Time (Agenda Item 4)

There were no questions from members of the public present.

13. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

14. Houses in Multiple Occupation (HMO's) (Agenda Item 6)

The Specialist for Development Management introduced the report and advised that following an enforcement complaint at a property being converted into an HMO at College Green, Yeovil, a number of concerns were expressed by local residents at the Area South Committee meeting in March 2020 regarding parking, refuse storage and access for emergency vehicles. The enforcement case was subsequently closed as it accorded with the relevant regulations. The property was inspected by housing and environmental health officers who were content the works had taken place to a good standard and a HMO license was therefore granted. The residents had requested that consideration be given to extending the existing Article 4 direction which restricted any HMO with more than 3 people in the designated area. If agreed, it would become Zone 6. There were 3 proposed options for Members to consider.

In response to questions from Members, the Specialist for Development Management advised:-

- The consultation period for the extension to the Roping Road and Mitchelmore Road HMO sites had taken longer than anticipated but they were progressing and they would be in place by the end of the year.
- The concerns expressed by housing officers at the proposed designation were not particularly related to the College Green area, but, for the supply of single bed properties in the whole of Yeovil and the potential investment by HMO landlords.
- No compensation had been paid to a developer for any for abortive expenditure resulting from the designation of an Article 4 direction.
- The aim of an Article 4 was to spread the conversion of properties into HMO's across the town and not to intensify them in any one area.
- An Article 4 would not prevent further HMO properties within the area but they would require planning permission if housing more than 3 people.
- The local MP wrote in support of the local residents request for a HMO designation in the area.

One of the Ward Members, Councillor Andy Kendall, said that parking in the College Green area was already an issue for residents and more HMO properties would increase this.

The Committee were then addressed by two local resident of College Green. Their comments included:-

- The existing conversion in College Green was to a high standard for high earning tenants and would not address homelessness in the area.
- The existing conversion was having an adverse impact upon local residents.
- The builders at the site had dropped a kerb and removed a tree and the waste and recycling issues had not been addressed.

- The car parking issues were being exacerbated by the HMO residents.
- The estate was not designed for conversion to HMO's.

The Chairman, as Ward Member, advised that HMO accommodation was required within the town but it had to be in the correct area. By imposing an Article 4 direction, any future proposal to convert properties in that area would be considered by the Area Committee. He did not feel that it would discourage potential HMO landlords, but, would focus them to appropriate areas. He said that he supported option 1 to propose that College Green be designated as an HMO's as part of a new zone to become Zone 6 (College Green).

During discussion, Members voiced their support for the designation of College Green as the new Yeovil HMO (Houses in Multiple Occupation) Article 4 Direction. They felt that HMO properties were suitable in certain areas but they must be controlled to those suitable areas of the town. There was a need for the accommodation in the town.

It was proposed and seconded that Option 1 to agree to 'make' the new Direction covering College Green as detailed on the map at Appendix 2 and on being put to the vote, this was agreed unanimously.

RESOLVED: That Area South members recommend that the Chief Executive agree:-

- a. to 'make' the new Yeovil HMO (Houses in Multiple Occupation) Article 4 Direction covering College Green as detailed on the map at Appendix 2 in the officer's report.
- b. to instruct officers to commence the required consultations and publicity as set out in the relevant legislation with a view to the Direction as amended coming into force in late 2020.

Reason: To recommend agreement of a specific extension of the current Article 4 Direction covering HMO's to include College Green as part of a new zone to become Zone 6 (College Green).

(Voting: unanimous in favour)

15. Area South - Area Chapter 2019/2020 outturn report (Agenda Item 7)

The Locality Manager introduced the report and advised that it provided an overview of the progress of projects within the Area Chapter 2019/2020. He said Appendix A provided detail of the projects and there had been a numbers of learning points for future years. Officers were in attendance to answer questions.

In response to questions from Members, the Locality Manager, Leisure and Recreation Manager, Specialist (Economic Development) and the Locality Officer advised that:-

- enabling and partnership working was key as resources were finite but the delivery of Section 106 projects was a priority.
- Some of the projects were delayed due to the availability of other external funding.
- Progress of projects needed to be measured in milestones as some projects were delivered over 2 or 3 years and others even longer.
- Yeovil Athletics Club had to change their legal status in order to enter into a new lease for the Joanna Frances Pavilion but this was now progressing.

- SSDC were supporting Brympton Parish Council in their work at the Higher Ream play area when requested. It was an evolving project which would taken longer than one year.
- Yeovil town centre events were being affected by the restrictions in place for coronavirus but future events were being planned. A written response on their new project work would be provided.
- Planning permission had been secured and the budget was almost in place for the extension to the café at Ninesprings. The park was important for public exercise during the current virus restrictions.
- The Milford adventure play ground agility trail was replaced and enhanced in the toddlers area.
- The conveyancing of the land at Lufton had been on hold but it was now being progressed by legal officers. The adoption of the MUGA land was progressing.
- It was hoped that contractors could re-start work on certain sites within the next 2 weeks.

It was requested that legal work on the play area at Lufton be progressed as there were no play facilities in that area.

At the conclusion of the debate, the Chairman thanked the officers for attending and responding to their questions.

RESOLVED: That Area South members noted the Area Chapter 2019/2020 outturn report.

Reason: To note the overview of the first year of delivery of the Area Chapter for Area South.

16. Area South Committee Forward Plan (Agenda Item 8)

The Chairman noted that the report on the Yeovil Crematorium report may be delayed from July due to the ongoing coronavirus situation.

Members requested that the report to be presented in June on support for communities and Town and Parish Councils during coronavirus be expanded to include general business support as well. It was noted that officers were now working on a recovery plan for SSDC and there would be an impact on the Area Chapter, the Area Priorities and the Council Plan. It was agreed that this be a monthly item at future meetings.

During discussion, it was noted that Somerset as a whole was responding well to the coronavirus crisis.

Members noted the Forward Plan.

17. Planning Appeals (For information) (Agenda Item 9)

Members noted the Planning Appeals.

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Chairman
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Date