



Yeovil Town Council

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Yeovil Town Council

The Meeting... **Yeovil Town Council**

The Time... **7.30pm**

The Date... **Tuesday 1 April 2008**

The Place... **Town House, 19 Union Street, Yeovil**

The Town Council will be discussing all the items listed overleaf

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**QUALITY
TOWN
COUNCIL**

Alan Tawse

Alan Tawse

Town Clerk

26 March 2008

Please contact Alan Tawse at the Town House for more information about this meeting

YEOVIL TOWN COUNCIL

Tony Lock – Mayor of Yeovil Town

Wes Read – Deputy Mayor

J Vincent Chainey

Philip Chandler

John Cruddas

Clive Davis

Bridget Dollard

Tony Fife

Julian Freke

Dave Gooding

Pete Goodman

John Grana

David Greene

Peter Gubbins

John Hann

Steve Hawker

Simon Hester

Andrew Kendall

Ruth Kendall

Ian Martin

Pat Martin

Tom Parsley

David Recardo

Alan Smith

A G E N D A

Prayers

Grant Presentations

Public Comment (15 Minutes)

1. **MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 4 March 2008.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

4. **MAYOR AND DEPUTY MAYOR'S RECENT AND FORTHCOMING ENGAGEMENTS AND ANNOUNCEMENTS**

(To follow)

5. **CORRESPONDENCE**

6. **PUBLIC CONVENIENCES IN YEOVIL**

(Report attached at page 3 to 6).

7. **NALC CONFERENCE 2008**

(Report attached at page 7 to 8).

8. **REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND OTHER MEETINGS**

(The Minutes of the following meetings are open to discussion. Where a Committee has made a recommendation, that will be listed on a separate sheet circulated with the Agenda).

Planning and Licensing Committee

25 February 2008

10 March 2008

Grounds and General Maintenance Committee

3 March 2008

Promotions and Activities Committee

11 March 2008

Buildings and Civic Matters Committee

18 March 2008

Policy, Resources and Finance Committee

25 March 2008

9. **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

Yeovil Twinning Association

9 - 11

13 March 2008

Yeovil Youth Council

12 - 13

17 March 2008

Public Comment (15 Minutes)

PUBLIC CONVENIENCES IN YEOVIL

Purpose of the Report

This is a joint report prepared with Yeovil Town Council to update Members with progress on the funding arrangements for new toilet facilities in Yeovil Town Centre and the work to identify potential sites. The report is also to be considered by the District Executive on 3 April.

Recommendations:

That the Town Council approves:

1. New public conveniences being located in the Peter Street car park;
2. The grant of a long lease, at a peppercorn, to Yeovil Town Council to manage and operate the new conveniences; the terms to be agreed by the Head of Engineering and Property in consultation with the Head of Legal Services and the Portfolio holder for Environment and Property;
3. Members note the agreed funding arrangements; and
4. The Joint Working Group having delegated authority to agree the design of the premises.

Background

The previous report in December 2007 referred to the joint working arrangements with the Town Council to deliver a long-term solution to the provision of public toilets in Yeovil town centre. SSDC currently maintain facilities in Petters Way and the Bus Station, and, there are RADAR facilities in the Quedam shopping centre. Work was in progress to identify potential sites for new facilities and funding arrangements (capital and revenue) were still to be confirmed.

Report

A total of ten different locations have been considered and the details are shown in the table below. A town centre plan showing the proposed locations with approximate walking distance and time taken from the centre of the Quedam Shopping Centre will be available at the meeting.

Location	Distance (metres)	Approx time	Comments	
			For	Against
Bond Street – small area of land at the junction with South Street	195	3 mins	Relatively close to the Middle Street shopping area. SSDC land.	Poor pedestrian access, narrow pavements and constrained site. Loss of regular floral display.
Church Street - retail premises considered in conjunction with	232	3.5 mins	Central location for TIC.	Premises too small, listed building, accessibility issues, costs. This option not

relocating TIC				pursued as it was impractical.
Court Ash car park – lower end adjacent to Silver Street and Market Street	198	3 mins	Relatively close to the main shopping area. SSDC land.	Difficult to achieve safe pedestrian access, bottom of a hill, potential compromise to future development (Yeovil Vision), close to proposed new toilets in the Quedam. Loss of parking spaces.
King George Street	282	4 mins	Prominent location.	Land in SCC ownership, potential for planning difficulties, impact on street scene. Conservation area. Restricted access for emergency vehicles.
King George St (post office car park)	335	5 mins	Owners unwilling to consider this site.	Owners unwilling to consider this site.
North Lane car park	293	4.4 mins	Relatively close to the main shopping area. SSDC land.	Access to car park from Church Path unsuitable for disabled persons. Sloping site. Potential compromise to future development (Yeovil Vision). Conservation area. Loss of parking spaces.
Peter Street car park	210	3.1 mins	Level access close to both Middle Street and the Quedam. Mid-point between Petters and Bus Station facilities. Easy access from the Borough. Site used successfully for temporary toilets at Xmas. Easy connection to drainage and services. SSDC land. Some CCTV coverage in place.	Loss of parking spaces.
Stars Lane , land adjacent to Wilkinsons	290	4.3 mins	SSDC land.	On a steep hill, would require split level site and too far out. Not town centre. Ground

				condition difficulties.
South Street car park (adj. 80 South St)	394	6 mins	SSDC land.	Close to existing facilities at Petters Way, too far out. Potential compromise to future development (Yeovil Vision). Loss of parking spaces.
The Triangle, Middle Street	167	2.5 mins	Prominent location.	Land in SCC ownership, potential for planning difficulties, impact on street scene. Difficult to identify precise or suitable location. Potential access difficulties for emergency vehicles. Close to the Bus Station toilets.

Peter Street is the preferred option of the Joint Working Group as the land is in SSDC ownership, it is on a level site, is close to both Middle Street and Quedam shopping areas and is one of the shortest walking times/distances measured. There are multiple access routes easily achieved through Bond Street, Union Street or Wine Street from the Borough. It has been used successfully as the location for the temporary portable toilets for the past 2 years and no complaints have been received about this location.

Reference has been made to locations off Middle Street and High Street but the sites are not in public ownership. Also in the case of the former it is too small and the latter too far from the town centre by comparison with the preferred location.

Next steps

Once the location is confirmed, the Joint Working Group need to finalise discussions on the type and design of building and facilities to be provided, taking account of the available capital and revenue budgets. It is proposed the design be similar to facilities Petters Way but with more cubicles. The former toilets at the Quedam Centre comprised 5 cubicles in the ladies, and 4 in the gents plus a urinal. The use of a rain water harvesting system, solar panels and other energy efficiencies will be fully considered in the design.

Having agreed the broad details, District officers will then submit a planning application and prepare a detailed specification to seek competitive tenders. If this can be completed by September, taking account of available resources, facilities should be open early in 2009.

Financial Implications

Construction of the toilets is to be jointly funded by the Town and District Councils, together with support from Somerset County Council through their Local Area Agreement funding award of up to £20,000.

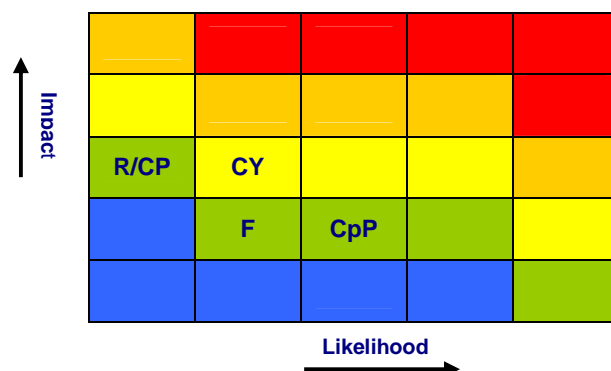
The Town Council funding of £100,000 is dependent on their disposal and capital receipt from the Goldcroft former allotment site. The jointly appointed (YTC/SSDC) Independent Valuer has recently issued his report and SSDC has a three month option in which to consider purchase of the site. A decision is expected fairly quickly and should they decide not to exercise the option the Town Council will commence disposal of the site on the open market.

The District Council's capital programme was approved in February 2008 and includes provision for capital funding of up to £150,000 over the next two years.

As the District Council's policy is to maintain two sets of public toilets in Yeovil, the Town Council at their meeting on 8th January 2008 agreed to meet the operating costs of this third set of public toilets in the Town Centre. In the event the District Council subsequently close one of their existing facilities they will take over the operating costs for this new provision, maintaining the position of providing two clean accessible toilet facilities in Yeovil.

There will be some loss of car parking spaces on the Peter Street site arising from this development and although not yet quantified, as the design and precise location are to be agreed, it is likely to involve at least 4 spaces. There may be a loss of parking income to the Council but this will be monitored.

Risk Matrix



Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

(Brian Tufton, Head of Engineering and Property (SSDC) – 01935 462462)

NALC CONFERENCE 2008

Last week, the Policy, Resources and Finance Committee considered a previously circulated draft motion put forward by the Chairman and Vice-Chairman on the subject of car parking in town centres.

During the ensuing discussion, members expressed their support for the draft motion, but suggested that it be extended to incorporate a reference to the problems arising from high density housing in such areas.

The Committee agreed:

- (1) that the matter be noted;
- (2) that the draft motion put forward by the Chairman and Vice-Chairman of the Committee be supported, subject to the inclusion of a reference to the problems arising from high density housing in town centres; and
- (3) that the Town Clerk arrange for the draft motion to be suitably amended as proposed, and a revised draft be submitted to the forthcoming Town Council meeting for consideration and determination.

The following revised draft motion has been compiled in consultation with the Chairman and Vice-Chairman of that Committee, and Council is **RECOMMENDED** to consider its adoption for submission to this year's NALC Conference.

Town Centre Development

Growing pressure is being put on town centres from new housing developments.

Whilst such developments may help to create a more vibrant town centre, current planning policy guidance makes it difficult for local planning authorities to refuse applications on the grounds of insufficient parking provision.

The assumption is that people moving into such accommodation will not necessarily require a car or, should they decide to purchase a vehicle, they will use nearby public car parks.

Such an assumption is totally unrealistic – particularly in rural areas where public transport is poor - and is putting unfair pressure on the availability of town centre parking for existing residents and visitors.

A fairer approach would be for planning authorities to be placed under a legal obligation to identify the total availability of on-street and public car parking provision in each town centre, and for due regard to be given to this figure in considering and determining future planning applications.

A lack of sufficient availability would be considered as justifiable grounds for refusing an application.

Such an approach would ensure that the cumulative effect of new town centre housing developments would be taken into account in the planning process thereby achieving a sustainable solution to this increasing problem.

Another key issue is the density of town centre developments. There is an increasing trend for developers to maximise the use of available land - to build more dwellings with little apparent regard being paid to the social consequences of building smaller units of accommodation too close together.

The Government should be urged to adopt an acceptable minimum set of standards for town centre development to ensure that all new dwellings meet people's basic and social needs, and provide a basis on which to develop a sustainable, happy and effective community in which the quality of life is recognised as an important factor.

(Alan Tawse, Town Clerk – 01935 382424)

Yeovil Twinning Association

Minutes of the Committee Meeting held at Yeovil College on Thursday 13th March 2008

Present: Jan Aldridge, John Attwood, Martin Ford,
Roger Gower, Barbara Stimpson (Sec), Graham Voizey (Chair)

Apologies: Roger Baker, Bridget Dollard, Vera Gower (Treas), Diana Gray,
Theresa Mahoney, Sally and Richard Wallis

Minutes: The Chairman welcomed everyone and the minutes of the meeting on 14th February were agreed and accepted.

Matters Arising: There had been no advertisement for the forthcoming coffee morning.

Correspondence: None

Treasurer's report: In Vera's absence, Roger produced the report, showing a balance of £6,152.20, pointing out that most of that amount is already committed for trips, incoming and outgoing.

Visits:

to Herblay: 25 members have now booked, with one more week before the closing date. Graham had been asked by SW Coaches for the exact number. As their original quote had been for 35, it is expected that there will be a reduction for the ferry component of the cost. Therefore it is possible that the final balance to be paid for the trip will not be much higher than originally anticipated. Graham will confirm the number next week, then the balance can be actually calculated. After the closing date, we can notify the French of the final guest list and ask for a hosting list. (Barbara)

to Taunusstein: The hosting list had been received for the 36 members going, and the Germans had also suggested visiting a weinfest. The committee agreed that we are willing to take part in whatever they plan for us.

There was a discussion regarding the Germans paying for the Rhine in Flames trip:

- we have money allocated to pay for it
- we need to find out during the trip how they are financing it (do they have a grant? - John feels he can discover this from his own host) and therefore whether or not we should insist on funding our share
- and how would we deal with a similar situation if they were visiting us and wanted an expensive excursion.

from Samarate: A list of 24 visitors with all relevant details had been received and Diana was well on the way to allocating them to hosts.

AgustaWestland had agreed to send us £400 towards transport costs.

Graham had provisionally booked SW Coaches for Wednesday night (airport-Yeovil), all day Friday, all day Saturday, Sunday 2.30 to airport, but had no prices as yet.

More details were needed for the day trips. Barbara agreed to find out:

- times of trains Bishops Lydeard-Dunster-Minehead & back (Friday 2nd May)
- whether steam trains
- prices
- necessity for booking
- price for Dunster castle.

It was agreed that even though the train journey could make the trip quite expensive and might put some hosts off going, everyone or no-one should take part, to avoid confusion.

There was a short discussion regarding the cost of hosting and how hosts could be subsidised on day trips. It was decided to discuss this issue fully at a later date, because it will probably involve a change in the constitution at some point.

Roger suggested introducing a policy where one person should act as a 'focus' for each event:

- holding all relevant information
- able to answer any queries
- a team leader for those helping with arrangements etc.

This would prevent the same individuals having to always shoulder responsibility, and may encourage other members to help. It was agreed that this was a good idea.

Graham suggested getting the paperwork for the Italian trip to members as soon as possible and was willing to be in charge of a trip on the day, but will be away for ten days at the beginning of April. Roger agreed to take charge of the arrangements when the paperwork is returned by members.

Graham and Roger volunteered to go with the coach to Bristol Airport on Wednesday night to welcome the guests. The coach will unload at Petters Way car park.

It was suggested that we should ask Mayor Tony Lock or Deputy Mayor Wes Read to host coffee at the Town House on Thursday morning, with possibly a Blue Plaque tour of the town to follow (Town Crier?). (Barbara) The afternoon will be spent with hosts, followed by fish and chips 7.30-8.00 at Graham & Heather's (marquee). It was believed Theresa organised the food with Palmers last time (Palmers having the capacity to deal with a large order).

On Friday the trip to Dunster will leave from Mudford Rec car park. (Times to be finalised when we have relevant details.) It was agreed to discuss cream teas at the April meeting which would just leave time to book. The evening will be spent with hosts.

Saturday's trip to Exeter will leave 9 am from Mudford Rec. Roger agreed to research with Vera plans/costs to pass on to members.

Sunday, it is assumed, some guests will wish to attend church. After a discussion about the logistics of pub lunches, members providing lunch, or the committee organising a buffet, it was agreed to host a buffet lunch at the marquee at 12 noon. This has the added advantage that the Italians will be able to board the coach at 2.30 without any delays. Roger suggested that one person should act as focus for this lunch, buying food and drink.

John proposed and Jan seconded that we should give a donation to the Boys Brigade for use of their marquee etc.

Graham and Jan volunteered to escort the visitors back to the airport on Sunday and others are also welcome.

Barbara agreed to ask Theresa/Bridget whether we need to ask permission to use the car parks and do so, if necessary.

Annual Dinner: This had gone well and thanks to Sally for organising it.

Yeovil College: It was agreed to raise the subject in a couple of months whether Yeovil College would be interested in twinning. Roger mentioned using their catering department for the buffet, and suggested writing to ask their price for 50-60 persons (Barbara)

Town Guide: It was agreed to use the existing text with the change of secretary and to add a suitable photograph for inclusion. (Barbara)

Socials/fund raising: There will be a coffee morning on 15th March 10-12. John and Jan both apologised that they would be unable to attend. Vera and Roger will be hosting a Sunday brunch on 6th July, 9.30-12, with newspapers.

There was no other business and the meeting closed at 9 pm. The next meeting will be on Thursday 10th April 2008.

AGENDA
Committee Meeting on Thursday 10 April 2008

1. Apologies: Graham; Jan
2. Minutes of previous meeting
3. Matters arising
4. Correspondence
5. Treasurer's report
6. Visits 2008 : Outward – Herblay
Outward – Taunusstein
Inward – Samarate
7. Yeovil College – raise next month
8. Subsidising hosts
9. Social/Fundraising Events
10. AOB

YEOVIL TOWN COUNCIL

Minutes of a meeting of **Yeovil Youth Council** held in the Town House, 19 Union Street, Yeovil on **Monday 17 March 2008**

(7.00pm – 8.30pm)

Present:

Sam Ashdown
Alex Fells
Tom Harding
Emily Mangles

Also Present:

Alan Tawse -Town Clerk

(1) Election of Chairman

In the absence of the Chairman, it was agreed that Emily Mangles be elected Chairman for the meeting.

(Emily in the Chair)

(2) Apologies for Absence

Apologies for absence were received from Roberta Burns, Jack Webb and Zara Case.

(3) Minutes

The Minutes of the previous meeting held on 18 February 2008, copies of which had been circulated, were confirmed as a correct record and signed by the Chairman.

(4) Presentation

Further to the previous meeting, the Youth Council concluded the MS Powerpoint presentation for use by a group of Youth Councillors as part of the forthcoming election process.

Alan gave an update on the responses received to date from each of the education establishments represented on the Youth Council, and indicated that the first assemblies at which the presentation would be given had been scheduled to take place at Preston School on Tuesday 25 and Wednesday 26 March.

During the ensuing discussion, Members expressed their support for the arrangement that had been put in place for the first set of elections at Preston

School, including the proposal to include the existing Youth Councillors who represented Preston School in the planned presentations.

RESOLVED

- (1) that the matter be noted; and
- (2) that the Youth Council be kept informed of further responses from the education establishments represented on the Youth Council regarding the forthcoming elections.

(5) Pizza Consultation Evening

The Youth Council considered an invitation received from the Mendip and South Somerset Community Safety Partnership for representatives of the Youth Council to attend a forthcoming consultation evening to discuss a project aimed at promoting music and dance in a nightclub for 14 to 18 year olds.

Details of the event, which had been arranged for Wednesday 26 March, were set out in a letter attached to the agenda.

RESOLVED

- (1) that the matter be noted;
- (2) that Alex and Sam be appointed to represent the Youth Council at this event;
and
- (3) that the outcome of the consultation evening be reported to a future meeting.

(6) Any Other Business

Reference was made to the benefits of the Youth Council adopting its own email address, and it was suggested that consideration be given to this idea and other forms of communication at a future meeting.

RESOLVED

that the matter be noted;

(7) Date of Next Meeting

RESOLVED

that the next meeting of the Youth Council take place at 7.00pm on Monday 28 April 2008.

Chairman

AT/RS
26/03/08