



Yeovil Town Council

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Yeovil
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The Meeting... **Buildings and Civic Matters Committee**

The Time... **7.00pm**

The Date... **Tuesday 22 January 2008**

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

The Committee will be discussing all the items listed overleaf

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QUALITY
TOWN
COUNCIL

Alan Tawse

Alan Tawse

Town Clerk

15 January 2008

Buildings and Civic Matters Committee

Please contact Sally Bing at the Town House for more information about this meeting

To: All Members of the Buildings and Civic Matters
Committee

J Vincent Chainey

John Cruddas

Clive Davis

Bridget Dollard

Tony Fife

Julian Freke

Pete Goodman

Dave Gooding

Peter Gubbins

John Hann (Chairman)

Steve Hawker

Andrew Kendall

Tony Lock (Ex-officio)

Wes Read (Ex-officio)

Alan Smith (Vice Chairman)

A G E N D A

PUBLIC COMMENT (15 minutes)

1. **MINUTES**

To approve the Minutes of the meeting held on 20 November 2007.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

4. **CORRESPONDENCE**

5. **MIDDLE STREET PROPOSED OCCASIONAL CLOSURE**

To consider the report by the Assistant Town Clerk attached at page 2.

6. **LOWER MIDDLE STREET PARKING AND LOADING RESTRICTIONS**

To consider the report by the Assistant Town Clerk attached at page 3.

7. **PARCROFT SCHOOL PROPOSED DEVELOPMENT**

To consider the report of the Assistant Town Clerk attached at page 4 and 5.

8. **DROPPED CROSSING FUNDING**

To consider the letter from Phil Lowndes, Group Manager of the Transport Development Group, in response to the letter sent by the Assistant Town Clerk at the request of the Committee, attached at page 6.

9. **FINANCIAL STATEMENT FOR OCTOBER AND NOVEMBER 2007**

To receive the Financial Statement for the period 1 October 2007 to 30 November 2007. See attached Financial Statement at pages 7 to 14.

PUBLIC COMMENT (15 Minutes)

MIDDLE STREET PROPOSED OCCASIONAL CLOSURE

The Traffic Order for the Proposed Middle Street Occasional Closure (Saturdays 10.00am – 4.00pm) was advertised in the Western Gazette on 6 December. Members of the public then had until 3 January to raise objections or make comments in writing to the County Highways Authority. As no objections or comments were received it is appropriate for the order to be implemented as advertised.

The cost of the barriers to prevent traffic from access to Middle Street at Bond Street is £1750 and it was agreed by the Policy, Resources and Finance Committee last July that, assuming the proposed order was confirmed, approval would be given to the £1750 capital costs being met from the Transport Support Fund. The Transport Support Fund allocation will be part of the Buildings and Civic Matters budget in the 2008/2009 financial year.

If supported, discussions will shortly take place with the District Council with a view to making arrangements for the weekly installation and removal of the bollards, and with both the District and County Councils to ensure smooth implementation of the scheme.

The Committee is **RECOMMENDED** to note the matter and support the implementation of the closure of Middle Street between Bond Street and the Triangle on Saturdays; the capital costs of implementation being met from the Transport Support Fund as previously agreed.

(Sally Bing, Assistant Town Clerk – 01935 382424)

PROPOSED PARKING RESTRICTIONS IN LOWER MIDDLE STREET

The proposed 30 minute limited waiting on the north side of Lower Middle Street (south west end) for approximately five vehicles, and the loading ban on the south side of Lower Middle Street is due to be advertised on the 17 January 2008. Members of the public then have 21 days to raise objections or make comments, which must be submitted to the County Highways Authority in writing.

It is hoped that the 30 minute limited waiting will rationalise the existing parking arrangements. Consultation with local traders on the revised parking restrictions and introduction of the loading ban will commence ahead of the advertisement of the Traffic Order and the results of the consultations, and any objections or comments arising from the statutory advertisement will be reported at the next meeting of the Buildings and Civic Matters Committee.

The Committee is **RECOMMENDED** to note the matter and await the outcome of the statutory consultation process, and the consultation with local traders, at the next Committee meeting.

(Sally Bing, Assistant Town Clerk – 01935 382424)

PARCROFT SCHOOL PROPOSED DEVELOPMENT

The Planning Application for the proposed new Community School was considered by the Planning and Licensing Committee on 2 January and the minute and recommendation is as follows:

7/134 PARCROFT JUNIOR SCHOOL, SUMMERLEAZE PARK, YEOVIL – CONSULTATION

The Committee considered an application by Somerset County Council regarding the construction of a new school and demolition of existing school buildings – to include a 14 class primary school, early years centre, new access, car parking, 2.4m high fencing and ancillary works at Parcroft Junior School, Summerleaze Park, Yeovil.

During the ensuing discussion, reference was made to the need to ensure that, should the application be granted, adequate traffic calming and speed control arrangements were put in place around the new vehicular access.

Reference was also made to the consultation process on this particular application and the Town Clerk was requested to investigate the extent to which the District Council and local County Councillors had been involved in the process.

RECOMMENDED APPROVAL subject to a full transport impact and safety assessment being carried out, and the developer meeting the cost of implementing any identified traffic and speed management measures onto and along Preston Grove.

The County Council was advised of the Planning and Licensing Committee's views and have agreed to take them into account on determination of the planning application.

A Somerset County Council representative was invited to explain and discuss the impact the proposals would have on the local surrounding area. Carl Brinkman, Principal Planning Liaison Officer, forwarded his initial comments on the application which will be considered and potentially included as conditions when the application is determined by the County Council.

Comments on 07/05495

I refer to the above planning application received on the 11th December and have the following observations on the highways aspects of this application: -

This application proposes to form a new community primary school on the site currently occupied by Parcroft Junior School with the main vehicular access to the new school site being via a newly created access off Preston Grove to the south of the site via the existing private road known as Parfields.

Prior to the submission of this application the Highway Authority was approached and informal observations were given on the suitability of the existing access off Preston Grove to accommodate the likely increase in traffic resulting from the school and associated community use.

In this case whilst the Highway Authority had no objection in principle to the redevelopment of the school site as a whole, it was felt that Parfields Road was unsuitable in its present form to act as the principle means of access due to its restricted width and substandard junction with Preston Grove (in terms of its access radii and visibility available to emerging drivers). Consequently the view was expressed at that time that the road and junction improvements as proposed as part of Planning Application 07/02934/R3C should be incorporated into the school scheme together with enhancements to pedestrian facilities to help encourage sustainable travel too and from the school in the future. It was also felt necessary for the scheme to fund and implement an appropriate scheme to slow traffic in the vicinity of the new school entrance / doctors surgery and include appropriate Traffic Regulation Orders in the vicinity of the site to prevent parking and access problems from arising principally with the adjacent doctors surgery and Child care facility.

With regard to the internal layout, this is considered to be generally acceptable, as this will enable the dropping off and collection of children to occur within a safe environment, however clearly the school will need to manage the situation at peak times and during times when the site is open to community use in the evening, including maintaining pedestrian / cycle access from the north side of the site to the new buildings to reduce the need to travel to the site by motorcar in line with SCCs stated sustainable development objectives.

I would therefore raise no highway objection subject to conditions being attached to any consent that result in the following: -

- 1. No occupation of any of the new school buildings until a scheme indicating highway improvements to Parfields Road has been submitted to, approved in writing and fully implemented, to LPA satisfaction.(Such works to include revisions to junction radii (based on consent 07/02934/R3C), widening of footways, improved pedestrian and vehicular visibility splays, revision to street lighting and drainage, road widening, appropriate traffic calming features i.e. raised table junction, guard railing - please note that this list is not exhaustive)*
- 2. Parking and turning areas to be provided in accordance with submitted plan*
- 3. Cycle parking to be provided, exact details to be submitted and agreed in advance by LPA.*
- 4. Servicing areas to be kept clear of parked cars and associated HGV turning areas to be marked out and thereafter maintained for that purpose.*
- 5. Details of pedestrian / cycle access from the north side of site to be provided in accordance with plans to be submitted and approved by the LPA prior to occupation of any building.*
- 6. Travel Plan - notwithstanding details already submitted details to be approved by LPA prior to first use of the new school buildings.*

*Carl Brinkman
Principal Planning Liaison Officer
Environment Directorate*

The views of the Committee in light of the above comments are requested.

Wally please report to me
Environment Directorate
Sonia Davidson-Grant Corporate Director
County Hall, Taunton, Somerset TA1 4DY

*BCM the
meets
then Jan 08
22/11*



Mrs Sally Bing
Assistant Town Clerk
Yeovil Town Council
Town House
19 Union Street
Yeovil
Somerset BA20 1PQ

please ask for
Phil Lowndes

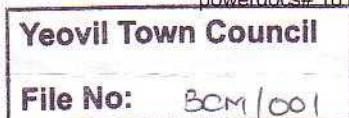
extension
01823 356081

aplowndes@somerset.gov.uk

my reference

your reference

powerdocs# 181710



20 November 2007

RECEIVED 22 NOV 2007

Dear Mrs Bing

DROPPED CROSSINGS

Thank you for your letter of 7th November 2007 on behalf of the Buildings and Civic Matters Committee. Naturally the County Council, as Highway Authority shares your desire to ensure adequate infrastructure is in place to facilitate access by all users of the highway. To this end I have reminded our officers that when dealing with planning applications for new developments they should pay due regard to requesting the appropriate provision of dropped-kerb crossings and attendant facilities such as tactile paving.

I am sure it is the case that your Members have specific local knowledge about locations or routes where enhanced crossing facilities would be desirable and I assume that this information is continuing to be passed to us via the Highways Services Manager as it is most helpful in enabling us to accommodate such improvements within maintenance, improvement and development schemes where possible.

I trust that this is of assistance to you.

Yours sincerely

Phil Lowndes
Group Manager
Transport Development Group



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