

## **YEOVIL TOWN COUNCIL**

**MINUTES** of the meeting of **YEOVIL TOWN COUNCIL** held in the Council Chamber, Town House, 19 Union Street, Yeovil on **Tuesday 1 September 2009**

(7.30pm to 9.20pm)

### **Present:**

Wes Read – Mayor	John Hann
Philip Chandler	Steve Hawker
J Vincent Chainey	Simon Hester
John Cruddas	Andrew Kendall
Clive Davis	Ruth Kendall
Bridget Dollard	Tony Lock
Tony Fife	Ian Martin
Pete Goodman	Pat Martin
John Grana	Tom Parsley
Dave Greene	David Recardo
Peter Gubbins	Alan Smith

### **Also Present:**

Alan Tawse	Town Clerk
Andrew Maynard	Partner - Alder King Property Consultants

### **PRAYERS**

Reverend Howard Davenport led the Council in prayers on behalf of the Townspeople of Yeovil.

### **PUBLIC COMMENT**

There were no comments from members of the public.

### **7/367 MINUTES**

The Minutes of the previous meeting held on 4 August 2009, copies of which had been circulated, were confirmed as a correct record and signed by the Mayor.

### **7/368 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke and Dave Gooding.

### **7/369 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **7/370 MAYOR AND DEPUTY MAYOR'S RECENT AND FORTHCOMING ENGAGEMENTS AND ANNOUNCEMENTS**

Details of the Mayor and Deputy Mayor's recent and forthcoming engagements and announcements were attached to the Agenda.

## 7/371 CORRESPONDENCE

The Town Clerk reported receipt of the following items of correspondence:-

- Somerset's Community Safety Newsletter – Summer 2009
- Thatch – Rural Community Magazine for Somerset – Summer 2009
- Walk – Magazine of the Ramblers – Autumn 2009
- Tree Talk – August 2009

## 7/372 REDEVELOPMENT OF FORMER YEOVIL SKI AND ACTIVITY CENTRE

Adam Dyer - Leader of the Yeovil Community Church gave a presentation on the Organisation's bid for the redevelopment of the former Yeovil Ski and Activity Centre as a creative arts centre. A copy of their written submission had been circulated to all Members of the Council.

He outlined the history of the Church's activities in the Town and the current projects and initiatives with which the Organisation was involved.

Adam indicated that the Church was looking to develop further its engagement with young people, and that the redevelopment of the former Ski and Activity Centre as a creative arts centre would enable this objective to be achieved. He added that the proposals would give young people an opportunity to develop new skills by bringing a variety of activities and facilities together on a single site in close proximity to The Gateway and to the Town Centre.

He drew attention to the plans to include a pupil referral unit on land adjoining the site, which would provide students excluded from local schools with the chance to be given support, engage in creative activities and develop their full potential - with a view to assisting their move back into the mainstream education system.

During the ensuing discussion, reference was made to the plans to include the provision of a recording studio and an amphitheatre. Adam indicated that the studio would be incorporated within the former Ski Lodge, and would be supported by trained staff as well as young people. He added that the amphitheatre would be used for family entertainment – including jazz and classical performances.

Attention was drawn to the need to ensure that the redeveloped site was effectively managed to ensure minimum disturbance from its operation to people living in the vicinity. In response, Adam indicated that the proposed site layout could be reviewed if necessary to help achieve this objective. He added that the proposed skatepark would be covered – which would help to absorb noise generated by its use – and that banks between the site and the nearby dwellings would also help to reduce the transmission of noise.

He also stated that the Church would not be seeking a licence for the site, and that opening and closing times would be strictly controlled. It was envisaged that a small residential unit would be incorporated into the final design to enhance on-site security.

Adam indicated that the envisaged timescale for completion of the proposed redevelopment was nine to ten months subject to the necessary funding being

secured. He added that the Church had a strong track record in raising finance for its community projects, and he gave examples of ongoing projects in the Town which had been delivered with the assistance of secured funding – including The Gateway and the development of St Peter’s Church Hall as a youth centre.

He explained that, whilst the Church expected the project to break even, any profit made from the operation of the proposed creative arts centre would be ploughed back into the running of the Church’s projects in the Town. He added that there would be a commitment by the Church to meet any operating shortfall.

A Member referred to the existing youth and media facilities in the Town, and questioned the need for further provision. He also drew attention to the alternative possibility of the site being developed as a city farm or nature reserve, and emphasised the importance of exploring eco-friendly options in the design of any buildings on the site.

In response, Adam indicated that the intention of the Church was to focus on providing activities and facilities that met the needs of all young people in Yeovil. Whilst he acknowledged that some media facilities did exist in the Town, these were primarily school-based, and the Church had identified a need for additional facilities to be provided at a separate location. He added that some discussions had taken place with the Architect about incorporating eco-friendly options in the final design of the proposals, and that these would be looked at in more detail as the project developed, along with links to the neighbouring Country Park.

Turning to the role of the Church, Adam indicated that 95% of the young people who already attended their projects in the Town had no connection with the Church whatsoever. He added that the primary objective of the Church was to help the whole community, not to impose their religious beliefs on others.

The Mayor thanked Adam for his presentation, and it was

**RESOLVED**

that the matter be noted.

**7/373 POWER OF WELL-BEING TRAINING**

Council considered the report of the Town Clerk (Agenda item 7 refers). Members were advised at the meeting of further training options that had arisen since the publication of the agenda.

**RESOLVED**

- (1) that the matter be noted; and
- (2) that approval be given to a further training session taking place between 7.00pm and 9.00pm on Tuesday 27 October at the Town House with Members of Crewkerne Town Council.

7/374 **REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND OTHER MEETINGS**

The Chairmen of the various Committees of the Council presented the Minutes from the previous cycle of meetings, drawing attention to specific references to Council, any matters of particular interest and answering any questions.

**Planning and Licensing Committee**

3 August 2009

Dave Greene drew attention to a recent case of where a planning application that had been supported by the Town Council's Planning and Licensing Committee and district ward members had been refused by the District Council under that Authority's delegation scheme. He expressed his disappointment that the application had not been referred to the Area South Committee for determination, and he questioned the relevance of the Planning and Licensing Committee in such circumstances.

Arising from the ensuing discussion, it was felt that as the matter concerned the internal decision-making process of the District Council, it would not be appropriate for the Town Council to comment on the merits of the issue. However, it was pointed out that under the terms of the District Council's Delegation Scheme, any decision made by the individuals involved was taken on planning grounds and the reasons for the decision were recorded and were available. In addition, statistics were available which showed the proportion of applications referred to each area committee for determination.

Members felt that it would be helpful if the reasons for not referring an application onto the Area South Committee were reported back to the relevant district ward members.

7/375 **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

The Minutes of the following meetings of Outside Bodies were attached to the Agenda and Members were given an opportunity to raise matters relating to them:

**Yeovil Town Centre Consultative Panel**

22 July 2009

In response to a request, Tony Fife undertook to discuss with the Town Centre Manager the ongoing access problems for wheelchair users arising from the position of the blue hoardings running alongside Queensway Place – with a view to resolving the matter at an early date.

**Yeovil Youth Council**

27 July 2009

## **PUBLIC COMMENT**

There were no comments from members of the public.

### **7/376 EXCLUSION OF PRESS AND PUBLIC**

#### **RESOLVED**

that the press and public be excluded from the remainder of the meeting in accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

### **7/377 REDEVELOPMENT OF FORMER YEOVIL SKI AND ACTIVITY CENTRE**

Council considered the confidential report of the Town Clerk (agenda item 10 refers).

Details of the bid along with the financial proposals and the outcome of a recent meeting between representatives of the Church and the Working Group appointed by the Town Council to oversee the marketing and disposal of the facility were set out in the report, and the results of the agreed assessment and evaluation process were circulated at the meeting.

Andrew Maynard outlined the history of the marketing of the site and the responses that had been received, and answered Members' questions on a number of related matters.

Members then considered the merits of the bid put forward by the Yeovil Community Church for the redevelopment of the former Yeovil Ski and Activity Centre as a creative arts centre.

#### **RESOLVED**

- (1) that the bid submitted by the Yeovil Community Church for the redevelopment of the site as a creative arts centre, which meet the aspirations of the development brief, be noted and supported in principle;
- (2) that the financial aspects of the bid (including the expansion land at Site B) be submitted to the next meeting of the Policy, Resources and Finance Committee for further consideration, and their recommendations be referred to the October meeting of the Town Council for determination; and
- (3) that a committee be appointed by the Town Council to oversee further discussions with representatives of the Church on the proposals, and to instruct the relevant officers to undertake negotiations on behalf of the Town Council.

Mayor