

## PMB/MAG 16<sup>th</sup> December 2011 – Notes of Meeting

### Workshop 10: Parsons Brinckerhoff traffic model report, Chard delivery report and County Parking Strategy

Cllrs present: Ric Pallister, Sue Steele.

Officers present: Helen Rutter, Keith Lane, Rina Singh, David Norris, Martin Woods.

Other Officers present: Nick Cardnell, Rob Archer (items 1, 2, 3); Rob Murray, David Julian, Andrew Gillespie (items 1 and 2); Jean Marshall (item 3); Jo Wilkins (item 2); Jo Manley (item 6).

- It was explained at the outset of the meeting that MW is present as an observer only for the Yeovil urban extension items.

#### 1. Notes of last meeting and matters arising

Notes agreed.

Matters arising: Cllr Fysh's concerns regarding the accuracy of Yeovil's Historic Environmental Assessment were checked – the HEA is correct. Other actions are on the agenda.

#### 2. Chard Delivery Report and its implications

It was commented that although the PMB report highlights the risks of the various approaches for delivering development at Chard, it does not make clear the risks of no more development at Chard e.g. detrimental to local economy, not meeting local housing need.

**Action:** AF to update Chard report for PMB meeting in the new year; including finalised Andrew Croot feasibility report and outcomes of CPO risk assessment including full financial risks (see below).

Transport concerns were raised regarding the Convent link as it is already operating over capacity – need Somerset County Council (SCC) to further explain their position regarding the capacity of this junction.

**Action:** MW liaising with Patrick Flaherty (SCC) to try and find a way forward on the capacity of this junction. An update on this will be provided to PMB members in the new year.

Issues around the potential for Compulsory Purchase Order (CPO) of land at Chard were discussed.

**Action:** a separate meeting to be arranged in January to discuss risk assessment of CPO at Chard, including Officers from finance, legal, procurement (Gary Russ to the fore).

#### 3. Urban Extension Built Development Limit – follow on report

Desire for built development to not extend any further than the identified “potential face of built development”. Recommendations agreed.

**Action:** 40% open space provision in the Yeovil urban extension to be added to the report.

**Action:** amend map to state “potential limit of built development”.

#### 4. Parsons Brinckerhoff report III and its implications

Viability was raised as a key issue in determining the location of the urban extension.

**Action:** Outline what the £5m difference in cost between the NW and S option would mean in terms of the delivery of development e.g. how much affordable housing, open space, community facilities – discuss at the Chard risk assessment meeting in January.

In general, there is a need to set out the pros and cons of each option clearly e.g. agricultural land, transport, landscape etc.

**Action:** AF to obtain a formal view from Somerset County Council (Stephen Walford) as to whether they would favour in transport terms an access to the A3088 and/or an access to the Tintinhull Road and, if neither, their opinion on whether a 'cul-de-sac' development in the North West option would be acceptable.

Report recommendations agreed.

#### 5. SCC Car Parking Strategy consultation and its implications

Content with the proposed parking standards. Recommendations 1 and 3 agreed, but it was felt that a Cllr workshop is necessary to make the wider body of Members aware of the key findings of County Parking Strategy. Core Strategy Policy TA4 to be amended by deletion of 2<sup>nd</sup> sentence and replacement with "the parking standards within the current Somerset County Council Parking Strategy will be applied within South Somerset."

**Action:** County Parking Strategy consultation draft to be discussed at the evening workshop that has been arranged to discuss bus subsidies on Wednesday 11 January. Key highlights of the County Parking Strategy will be presented and discussed from 6pm-6.45pm. The County Parking Strategy consultation draft, and summary and comments document to be sent to attendees in advance.

#### 6. Live/work review

Concerns expressed as to whether live/work units are genuine, or whether they were being used to permit dwellings where would not usually be allowed and therefore circumnavigating the planning system. The difficulties in obtaining a mortgage for live/work units were also raised. The report clearly presents evidence that the national policy of encouraging live/work units isn't working in South Somerset.

The recommendation was agreed.

#### 7. AOB

FOI requests were discussed.

#### 8. Next meeting

Wednesday 18 January 2012.