

**BRYMPTON PARISH COUNCIL**

**MINUTES OF THE MEETING OF BRYMPTON PARISH COUNCIL HELD ON WEDNESDAY 10<sup>th</sup> August 2011 AT THE JUBILEE HALL, THORNE COFFIN** **(7.00 p.m. – 8.45 p.m.)**

**PRESENT:**

Mrs E Glaisher (Chairman)                      Mr R Meecham (Vice-Chairman)  
Mr P Dutton    Mr E Galjaard  
Mr G Pritchard (7.30 – 8.45 p.m.)

Mrs E James (Clerk)

**90/11 TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Apologies for absence, by reason of holiday, were received from Messrs Sealey, Seib & Strong. An apology for absence by reason of work commitments was received from Mr Hanson. An apology for absence, by reason of another commitment, was received from Mr Appleby.

**91/11 TO RECEIVE ANY DECLARATIONS OF INTEREST**

Mr Meecham declared a personal interest in items concerning the District Council, as an employee of South Somerset District Council. Mr Shutler declared a personal interest in items concerning Yeovil Town Council as an elected member of that Council.

**92/11 PLANNING**

**(a) DECISIONS ON APPLICATIONS**

**11/02050/ADV** – the display of non illuminated and illuminated fascia signs, free standing directional signs, flex-face logo sign and free standing information signs (GR 352957/116419)  
**KFC, Houndstone Retail Park, Western Avenue** **ADJACENT TO PARISH  
APPROVED WITH CONDITIONS**

**11/01864/R3C** – construction of a new building to house a Pre-School plus pedestrian access and temporary construction access (GR 353360/117036)  
**PRESTON C OF E VC PRIMARY SCHOOL, THE TOOSE** **APPROVED WITH CONDITIONS**

**11/02184/FUL** – the erection of a single detached garage (GR 353060/116665)  
**10 Great Corner** **REFUSED PERMISSION**

**11/02325/FUL** – the erection of a replacement conservatory (GR 353781/116965)  
**34 Abbots Way**  
**RECOMMENDATION:** **APPROVED WITH CONDITIONS**

**(b) PLANNING APPLICATIONS FOR CONSIDERATION**

**11/02582/ADV** – the display of 3 no. non illuminated fascia signs and 2 no. non illuminated post mounted signs (GR 352861/117249)  
**Paragon, 1 Copse Road**  
**RECOMMENDATION: APPROVAL**

**11/02785/FUL** – the installation of solar photovoltaic panels on part of roof building (GR352614/117215)  
**Cavity Trays Ltd, Boundary Avenue**  
**RECOMMENDATION: APPROVAL**

**11/03000/R3C** – retention of modular classroom building (E664 T9) for a further five years (GR 353313/117065)  
**Preston C of E VC Primary School, The Toose**  
**RECOMMENDATION: APPROVAL**, for a further five years only

**11/00361/REM:** The erection of 298 Dwellings, access to new primary school, link road between Western Avenue and Brimsmore House, Improvement works to the Local Highway Network public open space, structural landscaping and alterations to rebuild Brimsmore Tree Cottage  
**Land To The North Of Thorne Lane, Yeovil, BA21 3PR** **ADJACENT TO PARISH**  
**RECOMMENDATION (by a 4/2 majority vote): Approval** with conditions as follows:

After much consideration and discussion Brympton Parish Council, accepting with some regret the inevitable loss of this greenfield area, is generally happy with the concept of the design, particularly the mixture of housing types and future community facilities, etc. but has the following reservations and suggestions that, it is recommended, require further consideration:

It is understood, from discussions with the developer at parish council meetings, that the concept of the proposed link road is based on 'Manual for Streets 2', a fairly recent publication that has apparently been endorsed by the Department for Transport as being appropriate for use in these circumstances. Parish council members remain to be convinced in respect of this new concept of highway design and would be interested to hear the views of Somerset County Council.

The Council wishes to state that it still feels the originally planned (and approved) perimeter road would have been the better option. This is partly because of the un-mitigated disruption that will be caused during the build (with the associated time span for the completion of the internal "link" road being approximately 5 years at best) and partly because of concerns to do with the longer-term traffic flow problems that will affect all east/west and north/south 'through' traffic.

The Council understands the financial constraints regarding the construction of the road and other infrastructure costs associated with this development but it considers that the link road should be completed as quickly as possible. A review of phasing in this respect should be carried out.

In addition, the parish council would like the following issues to be considered at this planning stage

1. Thorne Lane/ new link road weight limit to be reinstated (this seems to have been lost in this application) to prevent HGV's using this route, as is currently the case. Construction traffic not to be permitted on to Thorne Lane from Larkhill junction.
2. Toucan Crossings to be provided on the gyratory system to enable pedestrians and cyclists to cross what will be a very busy road (approx 19,000 vehicles/day predicted)
3. Bus Routes/Stops along Thorne Lane on the east/west west/east journey seem to be absent. Laybys for bus stops are required.
4. Retention of all existing hedgerows along north side of Thorne Lane as in the original planning permission.
5. Re-open the Copse Rd/Thorne Lane slip road. This will eliminate the difficult junction arrangement at Thorne Lane/Western Avenue.
6. Bring forward building of the roundabout at Copse Rd as in original planning permission on the Yoplat site. This is seen as a better alternative than the proposal to introduce bends in Western Avenue as a means of reducing traffic speeds.
7. That after 200 houses have been built the link road should be completed from Western Ave to Brimsmore Cottage and Thorne Lane be stopped up at that time.

The Parish Council feels that other plans to mitigate some of the "ills" on the Western Corridor seem to have "fallen off the radar" and need to be brought forward again, e.g. the roundabout at Copse Rd.

The Parish Council is pragmatic in the view that this development has many merits and will be, hopefully, built under a "tightly designed brief".

**93/11 QUESTIONS AND ITEMS ARISING AFTER THE PREPARATION OF THIS AGENDA, WHICH THE CHAIRMAN AGREES TO TAKE AS URGENT. SUCH MATTERS ARE FOR NOTING OR DEFERRAL TO A FUTURE MEETING.**

The Clerk advised that a meeting would take place on 11<sup>th</sup> August 2011 with Mr Hillier, Stadium Manager of Yeovil Town Football Club. It was agreed that Mr Hillier would be asked to arrange for coning the south side of Stourton Way in an attempt to stop parking on both sides of Stourton Way. It was agreed to ascertain whether the gate off Mead Avenue is opened on match days, in accordance with the original planning permission. A report will be made at the next meeting.

**94/11 DATE OF NEXT MEETING**

The next meeting will be held on 24<sup>th</sup> August 2011 at 7.30 p.m. at The Jubilee Hall, Thorne Coffin. A Staffing Committee meeting will take place on 17<sup>th</sup> August 2011 at 7.00 p.m. at The Jubilee Hall, Thorne Coffin.