



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Mayor : Cllr D Recardo  
Town Clerk : Amanda Card BA (Hons), CPFA  
T-01935 382424, F-01935 382429, W - [www.yeovil.gov.uk](http://www.yeovil.gov.uk)  
E-mail Town.Clerk@yeovil.gov.uk

## Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 8 April 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

**Present:** Cllr G Oakes (Chairman); M Beales; J Conway; T Ledlie; M Lock; T Lock; E Potts-Jones; A Pugsley; F Purbrick; W Read and A Soughton.

**In Attendance:** H Ferdinand (Deputy Town Clerk).

21 members of the public were present. No members of the press were present.

7:10pm – Meeting commenced.

### **9/395. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs K Gill (conflicting engagement); P Lock (unwell); J Lowery (conflicting engagement); S Lowery (conflicting engagement); A Smith (unwell) and R Stickland (conflicting engagement).

**RESOLVED:** To accept the apologies with the reasons given.

### **9/396. DECLARATIONS OF INTEREST**

Cllrs Kaysar Hussain, Mike Lock, Tony Lock, Graham Oakes and Wes Read are members of South Somerset District Council and whilst they might speak and possibly vote on applications which might be referred to that Council for determination, they would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

Cllr F Purbrick as a County Councillor, declared a personal and prejudicial interest in the application at Keyford (15/01000/OUT) and therefore did not take part in the discussion of the application, and did not vote.

Cllr E Potts-Jones declared a personal interest in the application at Park House, 45 The Park, Yeovil (19/00441/COU) as she knows the immediate neighbours.

### **9/397. MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 11 March 2019.

**RESOLVED:** that the minutes of the previous meeting held on 11 March 2019 be signed as a correct record.

## 9/398. AMENDED PLANS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1.	18/03636/FUL South Ward	Mrs G Loder	23 Hillgrove Avenue, Yeovil, BA20 2LP	The erection of a new dwelling.	The amended plans have done nothing to address the concerns previously raised. Refuse on the grounds of overdevelopment of the site leading to the potential for overlooking / loss of privacy and overshadowing; a detrimental visual impact on the street scene as a result of the height of the proposed dwelling; and, the lack of parking provision.
Mrs S Moore, neighbour to the application site, spoke to the Committee and re-iterated her objections that she had put forward in January 2019					
<i>At 7.20pm, 1 member of the public left and did not return.</i>					
2	18/03374/OUT New Town	Draytons Decoration Ltd	Land at Hill View, Yeovil BA21 4HN	Outline application for the erection of five dwellings.	Refuse on the grounds of overdevelopment of the site and the potential for loss of light to neighbours; the local knowledge of the adverse impact the proposals will have on the already dangerous junction on the Sherborne Road; concerns about drainage; archaeological concerns; ecological concerns; and asbestos concerns following the demolition of the garages on the site.
Ms B Hellier, nearby neighbour to the application site, raised objections to the application. She claimed the applicant did not own the road or the verge, and that heavy construction traffic would damage the road. She drew attention to the very dangerous access on to Sherborne Road, and because of the ground levels, the development would result in a direct overlooking of her bedroom window.					
<i>At 7.32pm, 1 Member of the public left the meeting and did not return.</i>					
3	15/01000/OUT South Ward	Keyford Landowners	Land at Keyford, Dorchester Road, Yeovil	Outline application for development of sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1 A2,A3,A4, A5, D1, D2 and B1), a 65 bed nursing/	Approve subject to improvement of the junction at the northern end of the site  Nb. Please note, the northern part of the site falls within the boundary of Yeovil Town.

				care home, community hall, health centre and children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highways works (GR 355021/114140)	
--	--	--	--	--	--

## 9/399. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
5.	19/00331/COU Park	Mr Christopher Cullen	Park House, 45 The Park, Yeovil, BA20 1DF	The change of use of parts of premises from Use Class B1 (business) to mixed with B1 (business) and D1 (non-residential institution)	Refuse on the grounds that the proposal would exacerbate the existing excessive on-street parking, and as such adversely impact on the Conservation Area and road safety.
<p>4 nearby residents, G Foster, M Pinkett, D Parsons, D Pinkett, addressed the Committee with their concerns: not appropriate location for a D1 Use which would be detrimental to the character of the area which is protected by the designation of a Conservation Area; the potential for the loss of employment; Slimming World should operate from properties with better access and parking; classes can have up to 50 people most of which drive; the traffic causes congestion and obstructs driveways, and makes the roads dangerous. Slimming World has been responsible for the traffic chaos which overwhelms the area. Mr P Hart spoke on behalf of the applicant who is trying to accommodate everyone and reduce the disruption by reducing the number of groups and overlapping classes. Car sharing and parking further away has improved the situation. The classes finish at 9.00pm.</p> <p><i>Between 7.45 and 7.48pm Cllr T Ledlie left the meeting.</i>  <i>At 8.23pm 14 members of the public left the meeting.</i></p>					
1.	19/00602/FUL Milford	Mr Graham White	20 Highfield Road, Yeovil, BA21 4RP	The erection of 2 No. Semi-detached dwelling houses.	Approval
Mr M Wilde, agent for the application, spoke in support of the application.					

2	19/00656/FUL Central	Mr Gary Martin	1 <sup>st</sup> and 2 <sup>nd</sup> Floor, 57-59 Middle Street, Yeovil, BA20 1LQ	Change of use from vacant office/storage to 4 apartments on first and second floors.	Approval
3	19/00317/FUL Central	T & D Investments Ltd	8-9 Wine Street, Yeovil	The change of use of premises from a ground unused store room into a single studio apartment.	Approval
4	19/00684/FUL Central	JD Wetherspoon	William Dampier, 97 Middle Street, Yeovil, BA20 1LN	Development of existing first floor and flat roof to customer area and garden terrace including change of existing residential flats to class A4 (drinking establishment) use.	Approval subject to a condition to restrict the new outside area being open beyond 10.00pm
<p>Mr B Lawrence, agent for the applicant, spoke in support of the application, and showed the Committee additional photographs to clarify the position of the roof terrace. The roof terrace will be surrounded by walls and will not overlook anyone, and the access to it will be from inside the building only.</p> <p><i>At 8.40pm, 1 member of the public left the meeting and did not return.</i></p>					
6	19/00697/R3D Hollands	Mr Robert Parr	Yeovil Recreation Ground, Chilton Grove, Yeovil BA21 4AW	Crows nests and masts to form part of replacement Play ship.	Approve subject to taking into account the comments of the neighbour where possible
<p>Mr J Alexander, who lives adjacent to the application site, advised the Committee that he had experienced anti-social behaviour from older children using the Play Ship area, and therefore requested that the Play Ship be sited as far as possible from their boundary, and the height of platforms kept as low as possible.</p> <p><i>At 8.46pm 2 members of the public left the meeting and did not return.</i></p>					
7	19/00533/ADV New Town	ALDI Stores Ltd	Aldi, Old Motor Group, Sherborne Road, Yeovil, BA21 4HA	The display of 1 No. internally illuminated freestanding boundary sign, 2 No. internally illuminated fascia signs, and 2 No. non illuminated vinyl signs.	Approve

8	19/00727/FUL Central	Hague	2 Westminster Street, Yeovil, BA20 1AE	Fenestration alterations to remove existing business signage raise the height of the windows, move the positions of the door, install new windows and doors and paint the façade dark grey.	Approve
9	19/00664/HOU South	Mr & Mrs Smith	47 Yew Tree Close, Yeovil, BA20 2PB	The erection of a two storey side extension to dwellinghouse.	Defer for further information on ecological and environmental issues, and concerns about parking
10	19/00529/HOU Central	Mr & Mrs Darryl Koerner	19 Mitchelmore Road, Yeovil BA21 4BA	Demolition of existing garage. Erection of larger footprint garage in same location. Erection of porch to front of property- partially retrospective.	Approve
Mr M Wilde, agent for the applicant, spoke in support of the application. He confirmed that it was part retrospective.					
<i>At 8.58pm 1 member of the public left the meeting and did not return (1 person remained).</i>					
11	19/00621/HOU Long Mead	Mr Martin Hallett	37 Lower Ream, Yeovil, BA21 3SB	Erection of a two storey side extension.	Approval subject to meeting the SCC Parking Strategy which requires the parking area to be properly consolidated and surfaced whilst allowing for drainage
12	19/00365/HOU West	Allurton Developments Ltd	Flat 1 159 Ilchester Road, Yeovil, BA21 3BQ	The carrying out of external alterations to change existing front ground floor window into French doors.	Approve
13	19/00576/FUL East	Mrs Emma Brace	24 Northbrook Road Yeovil, BA21 5RQ	Installation of up and over doors to existing 2 no. car ports.	Approve

**9/400. CORRESPONDENCE**

The Deputy Town Clerk advised that there was no correspondence.

**9/401. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

**RESOLVED:** that the decisions be noted.

The meeting closed at 9.00 pm.

Signed:

Date: