



Yeovil Town Council

Town House
19 Union Street
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BA20 1PQ

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Wednesday, 29 May 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr K Gill, A Grieves, D Gubbins, G Hunting, K Hussain, T Ledlie, M Lock, P Lock, T Lock, J Lowery, G Oakes, E Potts-Jones, A Soughton, R Stickland and H Stonier.

In Attendance: H Ferdinand (Deputy Town Clerk).

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

7:03pm – Meeting commenced.

As the Chairman was absent, it was proposed and agreed that Cllr G Oakes took the Chair for the meeting.

10/004. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs S Lowery (work commitment); P Chandler (prior commitment); J Dash (conflicting engagement); W Read (work commitment); and, R Spinner (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

10/005. DECLARATIONS OF INTEREST

Cllrs Kaysar Hussain, Karl Gill, David Gubbins, Mike Lock, Pauline Lock, Tony Lock, Graham Oakes, Andy Soughton, Rob Stickland 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 H Stonier, declared a personal interest in the application at The Park School, The Park, Yeovil (18/02750/FUL) as she is an employee of the School.

Cllr G Oakes declared a personal interest in the application for land adjacent to 11 Summerlands, Yeovil (18/03972/OUT) as an objector to the application is a friend.

Cllr E Potts-Jones and G Oakes declared a personal interest in the application at 8/10 Church Street, Yeovil (19/01134/FUL) as they are both friends of the owner.

At 7.07pm Cllr R Stickland arrived for the meeting.

10/006. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 8 April 2019.

RESOLVED: that the minutes of the previous meeting held on 8 April 2019 be signed as a correct record.

10/007. AMENDED PLANS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	18/02750/FUL Yeovil Westland	Stonewater Ltd	The Park School The Park Yeovil BA20 1DH	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.	Recommend refusal on the grounds of: <ul style="list-style-type: none"> - The density of the housing is too high and represents overdevelopment of the site - The design of the new dwellings is not in keeping with the character with the area - The parking arrangement, and in particular the tandem parking, needs to comply with the SCC Parking Strategy - The potential for traffic generation
<p>Mrs F Mahon spoke on behalf of several neighbours, all of whom were against the development and thought the revisions had not changed the scheme which was still out of character with the area, and there was still tandem parking proposed. The new dwellings would be far too close to the existing houses, especially given the change in level.</p> <p><i>At 7.14pm Cllr M Lock arrived for the meeting.</i></p> <p><i>At 7.18pm five members of the public left the meeting and did not return.</i></p> <p><i>At 7.20pm Cllr K Gill arrived for the meeting.</i></p>					
2	18/03972/OUT Yeovil Summerlands	Mr B Longman	Land Adj. To 11 Summerlands Yeovil BA21 3AL	Outline application for the erection of bungalow with landscaping reserved for later approval.	Defer until further information in respect of the highway issues has been received
<p>Mr B Longman, applicant, informed the Committee that he and his wife are planning to move to the proposed bungalow, and spoke in favour of the proposal claiming that he had provided all the information that had been requested including a traffic survey.</p> <p>Mr R Box, resident of the adjacent property and objector to the application, thanked the applicant for amending the scheme to be for only one bungalow, but was still very concerned about the close proximity of the new dwelling to the boundary and the potential for overlooking his property if they inserted dormers under permitted development rights. He also had highway concerns, and claimed the proposal would have a detrimental impact on the neighbourhood.</p> <p><i>At 7.36pm three members of the public left the meeting and did not return.</i></p>					

10/008. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
3.	19/00825/HOU Grove Avenue	Miss Leanne Gray	27 Carisbrooke Gardens Yeovil Somerset BA20 1BX	Raising of front garden to form private parking space. (Part retrospective).	Approval
Mr R Bryer, agent, spoke on behalf of the applicants explaining what is proposed and the reasons for the proposed development.					
<i>At 7.47pm three members of the public left the meeting and did not return.</i>					
6.	19/00985/FUL Yeovil Westland	Mr Jordan Frost	29 Princes Street Yeovil BA20 1EG	The change of use from Estate Agency (Use Class A2) to a Cafe Bar (Use Class A3)	Approve subject to the appropriate licenses being sought, and on condition the opening hours are satisfactory
<i>At 7.53pm two members of the public left the meeting and did not return.</i>					
1.	19/00819/FUL Yeovil Lyde	Yarlington Housing Group And South Somerset District Council	Land Adj To 12 Welbeck Road Yeovil Somerset BA21 5PH	Demolition of 8 garages, erection of pair of semi-detached dwellings and construction of 8 parking spaces	Approval
<i>At 7.55pm Cllr T Lock left the meeting and did not return.</i>					
2.	19/00936/OUT Yeovil Westland	Ms Claire Chapman	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection of a dwelling (Resubmission)	Approve subject to the requested additional highway information for the new access being satisfactory
4.	19/01102/HOU Yeovil Westland	Mr Paul Champion	95 Seaton Road Yeovil BA20 2AP	An extension to the front of the property to create a new bathroom and entrance porch.	Refuse on the grounds that the proposal breaches the building line and therefore has a detrimental impact on the street scene, and because it would result in the parking spaces not meeting the relevant parking standards.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
5.	19/01034/COU Yeovil Westland	Mr Andy Potter	16B Hendford Yeovil BA20 1TE	The change of use of premises from an estate agents (Use Class A2) to a tattoo studio (Sui Generis)	Approval
7.	19/01134/FUL Yeovil Westland	Mr Goldstein	First And Second Floors 8/10 Church Street Yeovil BA20 1HE	Application to carry out minor alterations to include amendments to windows on North-East elevation and internal courtyard, removal of bridge and formalise 2 No. rooflights (not included on previously approved plans).	Approval subject to the comments of the Conservation Officer
8.	19/00867/ADV Yeovil Westland	B&Q	B & Q Lysander Road Yeovil BA20 2BU	The display of 1 no. internally illuminated fascia sign, 1 no. internally illuminated freestanding sign, 2 no. non-illuminated fascia signs, 1 no. non-illuminated freestanding sign, 3 no. non-illuminated freestanding directional sign and 8 no. non illuminated signs.	Approval
9.	19/01185/HOU Yeovil Westland	Mr & Mrs Whatley	5 Woodland Grove Yeovil BA20 1NZ	The erection of a single storey rear extension to dwellinghouse.	Approval
10.	19/00974/ADV Yeovil Westland	The Royal Bank of Scotland	Natwest Bank 2 Hendford Yeovil BA20 1TN	The display of 1 No. non-illuminated sign to cover redundant ATM	Approval
11.	19/00934/LBC Yeovil Westland	Lloyds	9 High Street Yeovil BA20 1RN	Permanent removal of 1 no. ATM and infill aperture with new timber panel fitted in existing window frame (colour to match current dark grey).	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
12.	19/00308/PAIA Yeovil Westland	Mr Mark Thomas	16 Wyndham Street Yeovil BA20 1JH	Notification for prior approval for the proposed change of use of former ground floor shop to a residential unit	Noted

10/009. NEIGHBOURING PARISH COUNCIL CONSULTATIONS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	19/00799/ADV Brympton	CDS Superstores International Ltd	Unit 1 Western Avenue Brympton Yeovil BA22 8YQ	Display of 1 no. internally illuminated fascia sign, 3 no. non-illuminated fascia signs and 2 no. freestanding signs.	Noted
2	19/00483/FUL Brympton	Pradera	Unit 7A Western Avenue Brympton Yeovil BA22 8YQ	External alterations to existing retail unit	Approved 15 May 2019

10/010. TREE PRESERVATION ORDERS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	
1	19/01252/TPO Yeovil Westland	Ms T Heckford	Balidon House Balidon Place Yeovil BA20 2FX	Application to carry out tree surgery work to No 3 trees included within SSDC Tree Preservation Order (YEOV 10) 1996	Approved 13 May 2019
2	19/01025/TPO Yeovil Westland	Mrs Louise Whitney	Beech House Dorchester Road Yeovil BA20 2RW	Application to carry out tree surgery works to No 2 Beech trees included within South Somerset Tree Preservation Order (YEOV 2) 2005	Approved 26 April 2019

10/011. CORRESPONDENCE

The Deputy Town Clerk advised that there were three pieces of correspondence:

a) Application 19/01281/TPO for works to a protected beech tree at Land at Fusion Park, West Hendford, Yeovil. Members requested that it be referred to Cllr G Hunting, as the newly appointed tree warden, for comment if necessary.

b) A letter from SSDC had been received advising Members that the application for a replacement Play Ship at Yeovil Recreation Ground, Chilton Grove, Yeovil (19/00697/R3D) was to be determined at Area South Committee on 5 June.

c) A letter from The Planning Inspectorate had been forwarded from SSDC advising that the appeal at the Great Western Hotel, 47 Camborne Grove, Yeovil (18/01122/FUL) had been allowed and thus planning permission is granted for the change of use of the former public house to flats with associated works.

10/012. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.20 pm.

Signed:

Date: