

Yeovil Town Council

Town House
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Yeovil
Somerset
BA20 1PQ



Mayor: Cllr A Kendall, Town Clerk: Amanda Card BA (Hons), CPFA, BSc (Open)
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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 11th December 2023 at 7.00pm face-to-face in the Town House, 19 Union Street, Yeovil BA20 1PQ and by video-conference using Zoom meeting software

Present (In person): Cllrs E Potts-Jones (Chairman), B Boyton, T Casey, K Gill, S Lowery, J Lowery, W Read, A Richards, J Snell, R Stickland, H Stonier, and D Woan.

Present (Virtually): None

In Attendance (in person): H Ferdinand (Deputy Town Clerk) and D Creighton (Receptionist).

One member of the public was present. No press was present.

7.00pm – Meeting commenced.

11/125 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabel (unwell), K Fieldsend (conflicting engagement), E-J Hopkins (work commitment), K Hussain (conflicting engagement), A Kendall (conflicting engagement), G Oakes (unwell), and R Spinner (personal reasons).

RESOLVED: To accept the apologies with the reasons given.

11/126 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Evie Potts-Jones, Wes Read, Jeny Snell and David Woan are members of Somerset 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 that level taking into account all relevant evidence and representations made at that tier.

No other declarations specific to the planning applications were made.

11/127 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 20th November 2023.

RESOLVED: that the minutes of the Planning Committee meeting held on 20th November 2023 be signed as a correct record.

11/128 PLANS LIST

(see Table below)

11/129 ADJACENT PARISH PLANS

(see Table below)

11/130 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

11/128 PLANS LIST

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/02438/FUL Crofton Park Amended Plans	YDH	Yeovil District Hospital Higher Kingston	New modular orthopaedic Ward Amendments: - Minor change to red line boundary -Revised plans to capture the access staircase	<i>Previous resolution: Support, subject to the comments of fire & rescue service Design & appearance in keeping with existing buildings, much needed facility.</i>
2	23/02935/FUL Yeovil Lyde	Duffields SW Ltd	Duffields SW Ltd Babylon View Oxford Road	Animal feed grinder and grinder house	Support subject to any environmental issues that might arise
3	23/02345/FUL Westlands	A Aslam Denners Yeovil Ltd	23-25 High Street	CoU of commercial building to be part commercial and part residential	Support, subject to the comments of highways and the fire and rescue service. <i>nb. The lack of onsite parking provision for town centre residential developments is becoming an increasing concern resulting in illegal parking, obstructions on the pavements, and the subject of many complaints from the public.</i>
4	23/02821/LBC Westlands	A Aslam Denners Yeovil Ltd	23-25 High Street	CoU as above, including the removal of internal walls to create internal courtyard for amenity space, and other works.	Support, subject to the comments of highways and the fire and rescue service.

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
5	23/02822/S73A <i>Grove Avenue</i>	Phoenix KC Ltd	30 The Park	To vary condition (of planning permission 20/00699/FUL) to allow a revised design for demolition of existing garage and erection of two storey residential student accommodation block.	Support Sympathetic to area.
6	23/02736/FUL <i>Yeovil College</i>	Somerset Property Group Ltd	Kylemore House 30 Southville	External alterations (nb. associated application 23/02744/P3MA seeks prior approval for CoU from commercial (Class E) to 4 dwellings (Class C).	Support Sympathetic to area.
Cllr B Boyton declared that he had previously had an interest in the building the subject of the above planning application so he abstained from voting.					
7	23/03002/HOU <i>Summerlands</i>	Crate	11 Abbots Meade	Two storey and single storey extension.	Support. No impact on residential amenity.
8	23/02827/HOU <i>Westlands</i>	N Nile	116 Hendford Hill	Replacement French doors and Transom window	Support Improves visual appearance.
9	23/02902/HOU	C Tallard	61 Lyde Road	Loft conversion and extension	Support No impact on residential amenity.

11/129 ADJACENT PARISH APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/02892/REM West Coker Parish	Abbey Manor Group Ltd	Seafire Park Land South of Bunford Lane	Reserved matters (access, appearance, landscaping, layout and scale) relating to outline consent 13/03413/OUT for Plots 1/2 comprising B1, B2 and B8 uses.	Noted

11/130 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/03011/TPO	Gavin Jones	Yeo Leisure Park Pizza Hut Old Station Way	Tree works	Noted

11/131 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

11/132 PRIOR APPROVAL APPLICATIONS

The Deputy Town Clerk advised that the Town Council had started to receive notifications from Somerset Council of 'Prior Approval' applications. Prior approval is where certain types of development (eg. the change of use of commercial premises to residential) requires approval before commencement, but not full planning permission. Whilst decisions on 'Prior Approval' applications are delegated to the planning case officers for assessment against certain criteria, the development can be quite significant, and it was agreed that Ward Members should be aware of such development.

RESOLVED: to include a table on future agendas of Prior Approval application notifications for information purposes.

The meeting closed at 7.43pm.

Signed:

Date: