



Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 15th May 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, J Cabell; T Casey, K Hussain, A Kendall, J Lock, S Lowery, J Lowery, G Oakes, W Read, A Richards, J Snell, R Spinner, R Stickland, and D Woan.

Present (virtually): Cllr E-J Hopkins.

In Attendance (in person): H Ferdinand (Deputy Town Clerk) and L Jones (Assistant Town Clerk).

In Attendance (in person): - Cllrs T Lock and A Soughton

Two members of the public and one representative of the press were present.

7.02pm – Meeting commenced.

11/078 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs E-J Hopkins (personal), H Stonier (work commitment) and P Lock (unwell).

RESOLVED: To accept the apologies with the reasons given.

11/079 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.

Cllrs T Lock and A Soughton also declared that they are Somerset Councillors, and although they do not sit on the Planning Committee, they intended to speak on the applications on the agenda.

Cllr A Kendall declared a personal interest in applications 23/00860/RC3 & 23/00861/ADV at the Triangle, Middle Street, Yeovil for a large LED screen and advertising as he is a Somerset Councillor.

Cllr A Richards declared a personal interest in application 23/01211/TPO for tree surgery works at Beaumont House, Sherborne Road as he lives next door.

Cllr B Boyton declared a personal and prejudicial interest in application 23/00621/FUL at 56 Matthews Road for a new dwelling as he owns a property nearby, and a personal interest in application 23/00811/FUL at 148 St Michael's Avenue for external alterations as he can see it from his house.

11/080 MINUTES

To confirm as a correct record the minutes for the previous Planning Committees held on 17th April 2023 and on 9th May 2023.

RESOLVED: that the minutes of the Planning Committees meeting held on 17th April 2023 and 9th May 2023 be signed as a correct record.

11/081 MATERIAL PLANNING REASONS TO SUPPORT OR OBJECT TO AN APPLICATION

Members considered the form provided and agreed it will be helpful when commenting on planning applications.

11/082 PLANS LIST (see Table below)

11/083 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS (see Table below)

11/082 PLANS LIST

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|---|---|--------------------------|---------------------|---|--------------------|
| 1 | 20/00276/FUL Amended Plan <i>Yeovil Lyde</i> | Allerton Developments | 89 Sherborne Road | CoU from storage & distribution (B8) to residential (C3), including rear and side extensions, internal and external alterations, additional parking, etc to facilitate the creation of 13 flats | Support |

At 7.15pm Cllr E Potts-Jones declared an interest in the following two applications and left the room. It was agreed for Cllr R Stickland to take the Chair.

| | | | | | |
|---|----------------------------------|------------------------------------|---------------------------------------|---------------------------|---------|
| 2 | 23/00860/R3C <i>Westlands</i> | South Somerset District Council | Land at the Triangle Middle Street | Proposed large LED Screen | Support |
|---|----------------------------------|------------------------------------|---------------------------------------|---------------------------|---------|

Two members of the public spoke in respect of the above application. One thought it a good thing as long as the proposed screen encouraged further development, but thought a 'digital bill board' wouldn't benefit the community especially as there is already one at the end of South Street. Another member of the public owned a shop in the town centre and fully supported the proposal as events shown on the screen would encourage people into the town centre, and would be a way for small businesses to advertise.

One Member raised concerns about the proposal saying the application was premature as there weren't many shops in the area; it might encourage anti-social behaviour and vandalism; it would be a distraction for near-by traffic; and suitable events to screen would be few and far between. The screen would also cause a nuisance to the residents of the proposed residential development opposite. Other Members supported the proposal saying that the Yeovil refresh project has suffered greatly because of negative comments. This proposal, together with the Refresh project, was to support the economic viability of the town, and encourage new businesses and visitors into the town to allow Yeovil to prosper.

A motion to support the application was made by Cllr R Stickland and seconded by Cllr R Spinner, and Members requested and agreed on having a named vote. Those in favour of the motion to support the application were: Cllrs B Boyton, J Cabell, K Hussain, J Lock, S Lowery, J Lowery, G Oakes, W Read, A Richards, J Snell, R Spinner, R Stickland and D Woan. Members opposed to the motion: Cllr T Casey. Cllr A Kendall abstained. Cllr E Potts-Jones had declared an interest and was not in the room and did not vote.

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|---|--|------------------------------------|---------------------------------------|--|--|
| 3 | 23/00861/ADV Westlands | South Somerset District Council | Land at the Triangle Middle Street | LED screen displaying static advertising on a loop without sound. Advertising aimed at local community events, local businesses & event sponsors. | Support, but to note that local businesses and community groups should be able to advertise at a reasonable and affordable rate. |

Two members of the public spoke in respect of the above application. One was concerned about the safety of the public as it is a large screen, and was doubtful that it would encourage businesses and benefit the nearby shops. The other member of the public supported the advertisements as long as it wasn't crazily expensive for local businesses to advertise, felt it should encourage new businesses.

Members were generally supportive of the proposed advertising saying that it should encourage footfall, support businesses, and make Yeovil a better place.

A motion to support the application but to note that local businesses and community groups should be able to advertise at a reasonable and affordable rate, was made by Cllr R Spinner and seconded by Cllr G Oakes. Members requested and agreed on having a named vote. Those in favour of the motion to support the application were: Cllrs B Boyton, J Cabell, K Hussain, J Lock, S Lowery, J Lowery, G Oakes, W Read, A Richards, J Snell, R Spinner, R Stickland and D Woan. Members opposed to the motion: None. Cllr T Casey and A Kendall abstained. Cllr E Potts-Jones had declared an interest and was not in the room and did not vote.

At 7.54pm Cllr E Potts-Jones re-joined the meeting.

At 7.55pm Two members of the public and the press left the meeting.

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|---|---------------------------|------------------|---------------------|--|---------|
| 4 | 23/01071/ADV Westlands | Clear Channel UK | 42-44 Middle Street | Replace existing double-sided internal illuminated advertising displays with new double-sided digital displays showing static advertising images that change every 10 seconds. | Support |
|---|---------------------------|------------------|---------------------|--|---------|

Members discussed the above application raising concerns in respect of the restricted space on the pavement/highway, the sign causing an obstruction, and no control over what advertisements could be displayed. However, other Members noted that it is replacing an existing sign, and it is more modern, and therefore a motion to support the proposal was agreed.

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|---|--|---------------------------------------|---------------------|---|--|
| 5 | 22/03244/ADV <i>Westlands</i> | La Sorin Carmangerie Romaneasca | 12 Union Street | Retrospective. Installation of 1 illuminated light board. | Town Council declared an interest as the property is visible from the Town House. Informal comments have been sent under separate cover. |

Members agreed that the Town Council should declare a personal interest as the subject property stands directly opposite the Town House. However, they recognised there might some issues with light pollution and it being in a Conservation Area, and agreed to submit informal comments to support the proposal subject to the comments of the Environmental Protection officer in respect of light pollution and the Conservation Officer in respect of the conservation area.

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|---|----------------------------------|-----------------|------------------------------|---|---------|
| 6 | 23/00913/ADV <i>Westlands</i> | Admiral Taverns | Butchers Arms 13 Hendford | Display of 1 externally illuminated hanging sign, 1 externally illuminated fascia sign, 1 externally illuminated log on the building, 2 non-illuminated aluminium boards and 1 non-illuminated chalkboard. Installation of 4 LED floodlights. | Support |
|---|----------------------------------|-----------------|------------------------------|---|---------|

At 8.22pm Cllr J Lock left the meeting.

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|---|------------------------------------|--------------|---|--|---|
| 7 | 23/00935/FUL <i>Yeovil Lyde</i> | Wessex Water | Land adjacent access road to Pen Mill Station Sherborne Road | Change of land use to operational land and construction of 3 booster pumps, a motor control centre (MCC) kiosk to house pumps, area of truck-pave parking. | Support, subject to the satisfaction of the Environmental Protection officer in respect of the potential for noise to be generated. |
|---|------------------------------------|--------------|---|--|---|

At 8.25pm Cllr J Lock re-joined the meeting, and Cllr B Boyton left the meeting.

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|---|---|-------------------------|-------------------------|---|---|
| 8 | 23/00621/FUL <i>Yeovil College</i> | T Goodwin | 56 Matthews Road | Erection of a new attached carbon neutral dwelling & associated works. | Support |
| <p><i>At 8.28pm Cllr B Boyton re-joined the meeting. Meeting was suspended for a comfort break.</i></p> <p><i>At 8.35pm meeting was reconvened.</i></p> <p>The following two applications were considered together.</p> | | | | | |
| 9 | 22/03199/FUL Amended Plan <i>Westlands</i> | Barrows Hill Properties | 1 Market Street | CoU of office space and sub-division to create 3 new apartments, and rebuilding of rear extension to create a new dwelling. | Support, subject to the satisfaction of the Conservation Specialist |
| 10 | 22/03200/LBC Amended Plan <i>Westlands</i> | Barrows Hill Properties | 1 Market Street | CoU of office space and sub-division to create 3 new apartments, and rebuilding of rear extension to create a new dwelling. | Support, subject to the satisfaction of the Conservation Specialist |
| <p><i>At 8.40pm Cllr B Boyton left the meeting.</i></p> | | | | | |
| 11 | 23/00811/FUL <i>Yeovil Lyde</i> | D Glover | 148 St Michael's Avenue | Alterations including erection of porch and ramp, fenestration and rendering of wall. | Support |
| <p><i>At 8.43pm Cllr B Boyton re-joined the meeting.</i></p> | | | | | |
| 12 | 23/01065/HOU <i>Westlands</i> | W Bell | 17 Holly Tree Walk | Erection of first floor side extension. | Support |
| <p><i>At 8.45pm Cllr B Boyton left the meeting and did not return.</i></p> | | | | | |
| 13 | 23/00719/HOU <i>Yeovil Lyde</i> | A Mizen | 156 St Michaels Avenue | Demolition of garage and erection of single storey extension to rear. | Support |

11/081 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Notes |
|---|--|------------------|---|-------------------------------|--------------|
| 1 | 23/01198/TPO <i>Grove Avenue</i> | L Allcock | Ivelhurst Nursing Home 27 Preston Road | Tree surgery works | Noted |
| 2 | 23/01211/TPO <i>Wyndham Hill</i> | J Lockyear | Beaumont House Sherborne Road | Tree surgery works to 2 trees | Noted |

11/084 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.50pm.

Signed:

Date: