



Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 16th October 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, K Hussain, G Oakes, W Read, A Richards, R Spinner, R Stickland, H Stonier and D Woan.

Present (Virtually): Cllr A Kendall

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

4 members of the public were present. No press was present.

7.02pm – Meeting commenced.

The Chair asked for nominations for Vice Chairman for the meeting. Cllr K Gill was nominated and seconded, and it was agreed he should take the position for the meeting.

11/110 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabell (Personal), E-J Hopkins (family commitment), S Lowery (unwell), J Lowery (personal), and J Snell (unwell).

RESOLVED: To accept the apologies with the reasons given.

11/111 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Evie Potts-Jones, Wes Read, Jeny Snell and David Woan are members of Somerset Council. Of these Councillors, Cllr E Potts-Jones, A Kendall and J Snell sit on the Planning Committee – South, and whilst they might speak and possibly vote on applications which might be referred to that Committee for determination, they would reconsider such applications at that level taking into account all relevant evidence and representations made at that time.

Cllr T Casey declared a personal interest in application 23/02490/HOU at 85 Hendford Hill for a new vehicular access as he lives nearby. He did not vote.

Cllr G Oakes declared a personal interest in application 23/02222/HOU at 7 Summerlands for a replacement rear extension as he knows the applicant. He did not vote.

11/112 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 18th September 2023.

RESOLVED: that the minutes of the Planning Committee meeting held on 18th September 2023 be signed as a correct record.

11/113 PARISH COUNCIL COMMENTS PROFORMA

The Deputy Town Clerk explained that all town and parish councils had been requested to use a standard proforma to respond to planning applications, and that the material planning reasons to support an application should also be stated. This was agreed and the proformas were circulated for reference during discussion of the applications.

11/114 PLANS LIST

(see Table below)

11/115 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

11/114 PLANS LIST

The Chair re-ordered the applications in the light of the public attending the meeting.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
8	23/02474/FUL <i>Yeovil College</i>	M Winship	Eton House Hotel 38 Preston Road	Change of use from care home to hotel (retrospective)	Object Loss of privacy to the occupiers of neighbouring properties; disturbance as the proposal is in close proximity to properties where over 60's reside; neighbours have not been consulted and have therefore been excluded from the process. The information is misleading: is this a hotel or not?

Two members of the public spoke on the application, one on behalf the residents of Coverdale Court (a residential development for the over 60's), and one on behalf of her mother who lived there. They emphasised that the application was retrospective because of the planning history, and planning enforcement action had not been taken in a timely manner. They also emphasised that no neighbours had been consulted. They raised safeguarding issues, and because of the open nature of the layout of the site, people residing in the hotel were using the gardens at Coverdale Court causing upset to vulnerable people. The hotel was often unstaffed which raised the question of whether it is a hotel.

At 7.47pm 3 members of the public left the meeting and did not return.

6	23/02222/HOU <i>Summerlands</i>	R Shire	7 Summerlands	Replacement rear extension	Support In keeping with the neighbourhood.
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The agent for the application spoke to explain to the Committee that a previous application had been approved which was for a larger extension. The applicants now wanted to reduce the size of the extension.

At 7.53pm, one member of the public left the meeting and did not return.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/02438/FUL <i>Crofton Park</i>	YDH	Yeovil District Hospital Higher Kingston	New modular orthopaedic ward	Support, subject to the comments of the Devon & Somerset Fire & Rescue Service. Design and appearance in keeping with existing buildings: much needed facility. nb. Number of inaccuracies in Transport Plan eg. SSDC referred to (p.10)
<p><i>At 8.02pm Cllr W Read left the meeting.</i> <i>At 8.06pm Cllr W Read re-joined the meeting.</i></p> <p><i>Cllr K Hussain declared a DPI for the application below as he owns a property opposite the site of the proposal below.</i> <i>At 8.10pm he left the meeting.</i></p>					
2	23/02276/FUL <i>Crofton Park</i>	C Radestock	Yeovil Women's Hospital Higher Kingston	New entrance /exit to existing car park area onto Higher Kingston	Support Access improvement and better highway safety.
<p><i>At 8.14pm Cllr K Hussain re-joined the meeting.</i></p>					
3	23/02109/FUL <i>Westlands</i>	S O'Connell	10 High Street	Replacement shop front.	Support Replacing previous signs.
4	23/02110/ADV <i>Westlands</i>	S O'Connell	10 High Street	Externally illuminated fascia and projecting signs, and a retractable fabric awning.	Support, subject to a pavement licence being granted. Replaces previous signs.
5	23/02490/HOU <i>Westlands</i>	K Ceylan	85 Hendford Hill	New vehicle access	Support. No impact on visual amenity; enhances the conservation area;

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
					visibility splays are acceptable.
7	23/01906/HOU <i>Summerlands</i>	J Parker	104 Stiby Road	Rear single storey extension.	Support, subject to the extension remaining ancillary to the existing dwelling. In keeping with existing property & not visible from road.

11/115 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	resolution
1	23/02433/TPO <i>Westlands</i>		68 Hendford	Tree surgery works	Noted

11/116 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.38pm.

Signed:

Date: