



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, 17th June 2024 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 B Boyton (arrived 7.05pm), J Cabell, T Casey, K Fieldsend, A Kendall, J Lock, S Lowery, J Lowery, W Read, A Richards, J Snell, R Spinner, H Stonier, R White and D Woan.

Present (Virtually): Cllr A Wilkes

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

In Attendance (Virtually): Cllr E Potts-Jones (Grove Avenue Ward, joined 7.05pm)

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

As no Chair or Vice Chair was present, the Deputy Town Clerk requested nominations for Chair for the meeting. Cllr J Snell was proposed and seconded and voted as Chair for the meeting. The Chair then requested nominations for the Vice Chair, and Cllr W Read was proposed and seconded and voted as Vice Chair for the meeting.

7.02pm – Meeting commenced.

11/163 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs K Gill (for personal reasons), K Hussain (conflicting engagement), G Oakes (conflicting engagement), R Stickland (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

11/164 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Wes Read, Jeny Snell and David Woan are members of Somerset Council. Cllr A Kendall is also a member of Somerset Council's Planning Committee – South, and whilst he might speak and possibly vote on applications which might be referred to

that Council for determination, he would reconsider such applications at that level taking into account all relevant evidence and representations made at that tier.

Cllr T Casey declared a personal interest in application 24/00923/FUL for a new car port at 91 Hendford Hill as he lives next door.

Cllr J Lock declared a personal interest in application 24/01290/S73 for a variation to a condition controlling the hours and days of operation as he is a member.

11/165 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 15th May 2024.

RESOLVED: that the minutes of the Planning Committee meeting held on 15th May 2024 be signed as a correct record.

11/166 PLANS LIST

(see Table below)

11/167 AMENDED PLANS LIST

(see Table below)

11/168 PRIOR APPROVAL NOTIFICATIONS

(see Table below)

RESOLVED: to note the prior approval notifications.

11/169 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

RESOLVED: to note the TPO applications.

11/166 PLANS LIST

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|----------------------------------------|------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1 | 24/01084/LBC <i>Westlands</i> | Bee Housing Hallett | The Glove Factory Old Station Way | Conversion of second and first floors to form 5 residential C3 units. | Support. Minimal impact on listed building, and positives outweigh negatives. |
| 2 | 24/00640/FUL <i>Crofton Park</i> | L Jarvie | Torre Lea House 33 The Avenue | Erection of 3 flats. | Support. Positive impact on public visual amenity. |
| 3 | 24/01085/FUL <i>Westlands</i> | McDonalds Restaurants Ltd | Lysander Road | Installation of rapid electric vehicle charging station and ancillary equipment in car park. 2 parking spaces to become EV charging bays. | Support. Positive impact on the environment. |
| 4 | 24/00877/FUL <i>Westlands</i> | J Kamal | 105 Middle Street | CoU from hot food takeaway to laundrette (part retrospective). | Support. Will improve service facilities in the area. |
| 5 | 24/01237/FUL <i>Yeovil College</i> | AMP Clean Energy | Ilchester Road | Construction and operation a micro energy storage facility. | Support. Positive impact on the environment. |

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|----------------------------------------|------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 6 | 24/00923/FUL <i>Westlands</i> | E Jones | Flat 3 91 Hendford Hill | Erection of freestanding double carport in existing parking area. | Support. Design & appearance acceptable and no detrimental impact on public visual amenity. |
| 7 | 24/01337/HOU <i>Yeovil College</i> | Newman | 114 Ilchester Road | Two storey side extension and loft conversion with rear dormer extension. | Support. Design & appearance acceptable. |
| 8 | 24/01259/HOU <i>Yeovil College</i> | Stapleton | 86 Mudford Road | Single storey rear Extension and loft conversion, Juliet balcony to rear, and installation of rooflight to front elevation. | Support. Design & appearance acceptable. |
| 9 | 24/01290/S73 <i>Grove Avenue</i> | Slimming World | Park House 45 The Park | Variation to Condition 4 of planning permission 19/00441/COU (allowed on appeal). The CoU of part of premises from Use Class B1 (business) to mixed B1 (business) and D1 (non-residential institution). | Object. The proposal is contrary to the appeal decision and would be detrimental to the amenity of the residential area. |

11/167 AMENDED PLANS LIST

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|----------------------------------------|------------------|--------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------|
| 1 | 23/03083/FUL <i>Westlands</i> | Mind in Somerset | Yeovil Trinity Foyer Peter Street | Demolition of existing external staircase and construction of new staircase and lift. | Support Limited impact on listed building. |
| 2 | 23/03084/LBC <i>Westlands</i> | Mind in Somerset | Yeovil Trinity Foyer Peter Street | Demolition of existing external staircase and construction of new staircase and lift. | Support. Limited impact on listed building. |

11/168 PRIOR APPROVAL NOTIFICATIONS

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|----------------------------------------|------------------|----------------------------------------|----------------------------------------------------------------------------------------|-------------------|
| 1 | 24/01305/P3MA <i>Yeovil Lyde</i> | P Chick | Glenville Road PO 50 Glenville Road | CoU from commercial, business and service use (Class E) to a dwellinghouse (Class C3). | Noted |

11/169 TREE PRESERVATION ORDER APPLICATIONS

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|----------------------------------------|------------------------|---------------------------------------|-----------------|-------------------------------|
| 1 | 24/01136/TPO <i>Westlands</i> | Altogether Care LLP | Glenthorne House 38 Princes Street | To fell a tree | Previously refused. Noted. |

11/170 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.47pm.

Signed:

Date: