



# Yeovil Town Council

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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 Monday 11 February 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

**Present:** Cllr P Lock (Chairman), M Beales, J Conway, K Gill, K Hussain, T Ledlie, M Lock, T Lock, E Potts-Jones, A Pugsley, F Purbrick, W Read, A Smith, A Soughton & R Stickland.

**In Attendance:** H Ferdinand (Deputy Town Clerk).

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

7:03pm – Meeting commenced.

As both the Chairman and the Vice Chairman were absent, it was proposed and agreed that Cllr P Lock took the Chair, and Cllr R Stickland was Vice Chairman for the meeting.

### **9/380. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs J Lowery (unwell), S Lowery (unwell), G Oakes (work commitment), M Roper (conflicting engagement).

**RESOLVED:** To accept the apologies with the reasons given.

### **9/381. DECLARATIONS OF INTEREST**

Cllrs Kaysar Hussain, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith, and Rob Stickland 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 E Potts-Jones declared a personal interest in the application at 95 Marl Close, Yeovil (19/00289/HOU) as she knows the applicant.

Cllr E Potts-Jones declared a personal interest in the application at 150 Ilchester Road, Yeovil (18/03946/HOU) as she knows the applicant.

Cllr K Hussain declared a personal interest in the application at 1 Mitchelmore Road, Yeovil (19/00019/FUL) as he lives close to the subject property.

**9/382. MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 16 January 2019.

**RESOLVED:** That the Minutes of the previous meeting held on 16 January 2019 be signed as a correct record.

**9/383. AMENDED PLANS** (see Table below)

**9/384. PLANS LIST** (see Table below)

## 9/383. AMENDED PLANS LIST

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	18/02750/FUL Central	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"> <li>- The density of the housing is too high and represents overdevelopment of the site</li> <li>- The design of the new dwellings is not in keeping with the character of the area</li> <li>- The parking arrangement needs to comply with the SCC Parking Strategy</li> <li>- The potential for traffic generation</li> </ul>

Mr M Summers, nearby resident, addressed the meeting. He was still concerned that the revised plans proposed too many dwellings, and that they are not in keeping with the street. He drew attention to the tandem parking which was still being proposed. He also had road safety and parking concerns, as well as concerns about surface water run-off from the site. The Members then had a discussion about the issues raised, and recognised that most of the concerns raised previously had not been addressed with the revised proposals.

*At 7.25pm five members of the public left the meeting and did not return.*

*At 7.26pm Cllr T Lock left the meeting, and returned at 7.30pm so did not vote on following application.*

## 9/384. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1.	18/03983/S73 Preston	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	Application to amend conditions 2 (approved plans) and 7 (area for parking only plan) of planning approval 18/01502/FUL to revise layout of petrol filling station.	Approve, subject to a condition to protect the privacy of Long Close residents in respect of the proposed CCTV and lighting.

As a member of the public wished to speak on item 3 on the Plans List, it was proposed by the Chairman and agreed, to re-order the items to take item 3 before item 2.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
3.	19/00019/FUL Central	Mr John Sherman	1 Mitchelmore Road Yeovil Somerset BA21 4BA	Increase existing six bedroom HMO to eight bedrooms converting the existing large integral garage to two bedrooms with infill extension. Conversion of existing toilet and utility to the rear of the garage to a shower room and kitchen for use by these additional room occupants (Revised application)	Approval
<p>Mr M Wilde, agent, clarified the 'description' of these revised proposals (they now do not include the kitchen), and emphasised that the proposals do not comprise a separate residential unit (a link is now proposed). He also drew attention to a window being inserted into a brick wall which was previously a reason for refusal.</p> <p><i>At 7.40pm two members of the public left the meeting and did not return.</i></p>					
2.	18/03780/COU Central	Mrs Eleanor Breed	Barnabas House 1 Higher Kingston Yeovil BA21 4AS	Change of use from hostel used as supported living for adults with learning difficulties (sui generis use) to house in multiple occupation (11 bedsits) for accommodation for medical students for a temporary period of 3 years.	Approval
4.	19/00102/FUL West	LiveWest Homes Ltd	20 Larkhill Road Yeovil BA21 3HF	The subdivision of existing bungalow into two separate dwellings (Retrospective)	Approve, subject to the satisfaction of the Highways Authority in respect of the visibility splays on Larkhill Road
5.	18/03875/HOU South	Spicer	17 Beaconfield Road Yeovil BA20 2JW	Erection of two storey side extension with hip roof, single-storey front pitched roof extension to the garage with first floor bay window above, and a single storey flat parapet roof rear extension.	Approval
6.	19/00231/HOU Preston	Mr R Hann	146 Preston Road Yeovil Somerset BA20 2EE	Erection of steel railings to front of property.	Approval

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
7.	19/00086/HOU South	Mr And Mrs T Gaylard	19 Sandhurst Road Yeovil Somerset BA20 2LE	Alterations and the erection of a two storey extension to a dwellinghouse.	Approval
8.	18/03976/FUL Central	Mr M Lilley	Morley House 26 West Hendford Yeovil BA20 1XE	Extension and alterations to include lean to roof canopy, new porch, secure cage around stair escape, replacement windows and doors and provision of solar panels	Approval
9.	19/00075/HOU Whitemead	Mr And Mrs Kelly	12 Bowleaze Yeovil Somerset BA21 3RY	Alterations for conversion of existing garage to a dining room. Existing driveway to be extended across front garden with railings around the perimeter	Approval
10.	19/00216/HOU South	Mr Mark Wilkes	31 Southwoods Yeovil Somerset BA20 2QQ	Erection of a side and rear extension	Approval
<i>At 8.00pm Cllr W Read left the meeting.</i>					
11.	19/00194/HOU East	Mr Keith Shrimpton	48 St Johns Road Yeovil Somerset BA21 5NQ	Erection of two storey side extension	Approval
12.	19/00289/HOU West	Mr Sean Sartin	95 Marl Close Yeovil Somerset BA21 3NF	Erection of two storey side extension.	Approval, but note there is a tree within falling distance of the proposal contrary to the information provided on the application form.
<i>At 8.03pm Cllr W Read returned to the meeting but did not vote on the above application.</i>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
13.	18/03863/HOU Milford	Miss Lynn Rellis	18 Ashford Grove Yeovil BA21 4PQ	Replacement of existing rear conservatory with single storey extension.	Approval, subject to a condition ensuring vehicular access is maintained for the neighbour throughout construction
<i>At 8.08pm Cllr E Potts-Jones left the meeting and did not return.</i>					
14.	18/03946/HOU Holland	Mr Darren Passmore	150 Ilchester Road Yeovil Somerset BA21 3BW	Extension to roof at front, alterations to vehicular access and creation of balcony at rear.	Approval subject to screening at the rear of the property
15.	18/04053/FUL East	GW RSA Club	Social Club Penn Mill Railway Station Sherborne Road Yeovil BA21 5DD	The erection of a single storey extension to provide a rear W.C	Approval

#### **9/385. PRIOR NOTIFICATION APPLICATIONS**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
1	19/00027/PAPV Central	Push Energy	Tesco Stores Queensway Place Yeovil Somerset BA20 1DL	Notification for prior approval for the installation of a solar photovoltaic system on the roof of premises.	Noted, but recommend that the aviation authority should be consulted as the property lies under the flight path

### **9/386. CORRESPONDENCE**

The Deputy Town Clerk advised members of two pieces of correspondence. A letter had been received from SSDC in respect of an application at land at 62 West Coker Road, Yeovil (18/03122/OUT). The Town Council had recommended approval, but it had been refused on the grounds of highway visibility issues, parking arrangements, and private amenity.

The Deputy Town Clerk also advised that a tree preservation order for a copper beech tree at West Hendford had been confirmed without modification.

### **9/387. 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: