

# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ



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## Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday, 11 November 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

**Present:** Cllrs S Lowery (Chairman), J Dash, K Gill, D Gubbins, G Hunting, T Ledlie, M Lock, P Lock, J Lowery, G Oakes, E Potts-Jones, W Read, A Soughton & R Spinner.

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

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

7:00pm – Meeting commenced.

In the absence of the Vice-Chairman, it was proposed and agreed that Cllr P Lock was the Vice-Chairman for the meeting.

### **10/046. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs A Grieves (work commitment), K Hussain (personal), H Stonier (personal).

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

### **10/047. DECLARATIONS OF INTEREST**

Cllrs Kaysar Hussain, Karl Gill, David Gubbins, Mike Lock, Pauline Lock, Graham Oakes, Andy Soughton, Rob Stickland and Wes Read 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 W Read declared a personal interest in respect of application 19/02614/FUL, Westland Helicopters Ltd as he is a contractor at the site.

Cllr D Gubbins declared a personal and prejudicial interest in the three applications at 1 – 3 Garrett Road, Yeovil (19/02036/FUL, 19/01696/FUL & 19/01697/ADV) because of a family involvement in a nearby business.

**10/048. MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 14 October 2019.

**RESOLVED:** that the minutes of the previous meeting held on 14 October 2019 be signed as a correct record.

**10/049. PLANS LIST** (see Table below)

**10/050. ADDITIONAL INFORMATION** (see Table below)

## 10/049. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	19/02614/FUL Westland	Leonardo Helicopters	Westland Helicopters Ltd Lysander Road Yeovil BA20 2YB	The formation of a hard surface airstrip, associated lighting and ancillary lighting control building.	Approve
<p>Mr M Frost of Boon Brown Architects and agent spoke on behalf of the proposals to provide a hard-surfaced airstrip, associated lighting, and ancillary building. The proposed airstrip will be in the same location as the current grass runway but will be 300m shorter. The current runway has deteriorated since WWII when it was installed and needs to be replaced. The lighting is for safety purposes. A public consultation had been held, and there was the assurance that there was no intention of intensifying the use of the site.</p> <p><i>At 7.12pm three members of the public left the meeting and did not return.</i></p>					
2	19/02719/COU Abbey Manor South	Martin Paine	Former Laundry Building at Malvern Court Yeovil BA21 3RX	Conversion of a redundant ancillary residential building into a C3 residential dwelling.	Approve subject to the recommendations of the highway consultant
3	19/02720/FUL Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	The conversion of an existing basement into a 2 bedroom apartment (Revised application)	Approve
4	19/02721/LBC Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	The conversion of an existing basement into a 2 bedroom apartment (Revised application)	Approve

5	19/02939/NMA Yeovil College	Mr Robert Stenhouse	70 Ilchester Road Yeovil BA21 3BL	Non-material amendment to planning approval 18/00651/FUL to change materials of north east elevation of garden and make larger, and change the number of windows in the dormer to two.	Approve
6	19/02757/HOU Abbey Manor South	Mr Emmad Rghei	8 Parish Mews Yeovil BA21 3AS	Alterations and the erection of a two storey rear extension to dwellinghouse.	Defer for further information, site layout showing existing and proposed parking, dimensions, etc
7	19/02859/FUL Westland	Dimensions	2/3 South Western Terrace Yeovil BA20 1NB	Installation of bi-fold doors at No. 2. Connection of wheelchair access ramp from adjacent terraced property (No. 3) to include access to No. 2, and alterations to front steps/railings.	Approve
8	19/02715/HOU Summerlands	Mr Anthony Davis	214 Preston Road Yeovil BA20 2EZ	Loft conversion with erection of dormer windows	Approve subject to fitting obscure glazing in the two proposed rooflights on rear elevation to avoid overlooking of the neighbouring property.
9	19/02653/FUL Grove Avenue Ward	Somerset Care Ltd	Grovelands Residential Home, 45 Grove Avenue Yeovil BA20 2BE	Erection of a single storey rear infill extension to form garden room.	Approve

**10/050. ADDITIONAL INFORMATION**

	<b>APPLICANT NO.</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
	<b>Parish Ward</b>				
<p><i>At 7.33pm Cllr D Gubbins left the meeting and did not take part in the discussions about the three applications at 1-3 Garrett Road and did not vote.</i></p> <p>The following applications had been deferred from the September 2019 Planning Committee for further information. Since then a transport report had been received and circulated to Westland Ward Members, and the Deputy Town Clerk advised Members that the case officer had confirmed that the use of the building would be A1, and that no sequential test is required as the size of the unit is below the relevant threshold.</p>					
1	19/02036/FUL Westland	Greggs PLC	1 - 3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Subdivision of Unit 4 and Change of use to Class A1 Bakery with external alterations including provision air conditioning units and outside seating area	Approve
2	19/01696/FUL Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil	Installation of two air conditioning condenser units in a security cage within the bin store area and three extract grilles.	Approve
3	19/01697/ADV Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil	Display of 3No. illuminated fascia signs	Approve
<p><i>At 7.36pm Cllr E Potts-Jones left the meeting and returned at 7.38pm.</i></p> <p><i>At 7.40pm Cllr D Gubbins returned to the meeting.</i></p>					

### **10/051. CORRESPONDENCE**

The Deputy Town Clerk informed the Committee that an appeal had been dismissed in respect of application 19/00825/HOU at 27 Carisbrooke Gardens, Yeovil for the raising of the front garden to form a private parking space. Members were informed that a further revised application had been submitted and granted permission in the intervening period.

The Deputy Town Clerk also informed the Committee that an email had been received to say that application 19/01886/HOU for a garage and car port at the front of 43 Nethernton Road, Yeovil had been refused contrary to the recommendation for approval of the Town Council.

### **10/052. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

**RESOLVED:** that the decisions be noted.

### **10/053. DRAFT BUDGET 2020/21**

Members considered the draft budget for the Planning Committee.

**RESOLVED:** to recommend approval of the draft budget for the Planning Committee.

The meeting closed at 7.42 pm.

Signed:

Date: