

Yeovil Town Council

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BA20 1PQ



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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday, 12 August 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllrs J Dash, K Gill, D Gubbins, G Hunting, T Ledlie, M Lock, P Lock, T Lock, G Oakes, E Potts-Jones, W Read, A Soughton, R Spinner and H Stonier

In Attendance: H Ferdinand (Deputy Town Clerk).

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

7:02pm – Meeting commenced.

As the Chair and Vice-Chair were absent, it was proposed and agreed that Cllr G Oakes took the role of Chair and Cllr P Lock the role of Vice-Chair for the meeting.

10/022. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs S Lowery (conflicting engagement); J Lowery (personal); A Grieves (conflicting engagement); and R Stickland (personal).

RESOLVED: To accept the apologies with the reasons given.

10/023. DECLARATIONS OF INTEREST

Cllrs Kaysar Hussain, Karl Gill, David Gubbins, Mike Lock, Pauline Lock, Tony 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 the application at 11A Penn Hill, Yeovil (19/03281/HOU) as he knows the applicant.

Cllr A Soughton declared a personal interest in the application at 32 Richmond Road, Yeovil (19/00827/HOU) as he lives nearby.

Cllr G Oakes declared a personal interest in the application at Land adj. 11 Summerlands, Yeovil (18/03972/OUT) as he knows the applicant.

Cllr P Lock declared a personal interest in the applications at Palmers Garden Centre and Asda, Yeovil (19/02026/FUL, 19/01797/FUL & 19/01798/ADV) as she shops there.

10/024. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 July 2019.

RESOLVED: that the minutes of the previous meeting held on 15 July 2019 be signed as a correct record.

10/025. KEYFORD DEVELOPMENT – 15/01000/OUT

Representatives of East Coker Parish Council (ECPC) and Barwick & Stoford Parish Council (B&SPC) attended the meeting and Mr Justin Binny Bennett of ECPC addressed the meeting on behalf of both ECPC and B&SPC. He drew the attention of the Committee to the proposed location of the northern access to the Keyford site which is just on the boundary of the Town Council at the junction of the Dorchester Road with Little Tarrat Lane and Two Tower Lane. ECPC and B&SPC have raised concerns that very little investment is being proposed by the developer to improve the junction despite the significant amount of development being proposed. In their response to the previous consultation, Yeovil Town Council had also identified this as being an issue. Further concerns are raised over the scant mention of the northern access in the comments of SCC Highways, and the data relating to traffic generation. ECPC and B&SPC have therefore joined forces to investigate hiring a traffic consultant, and are extending the invitation to Yeovil Town Council to join them. Mr Bennett suggested that three Yeovil TC members could join them in pursuing this matter, and the cost could be split between the three local councils.

In the following discussion, some members voiced their opinion that the matter should not have been brought to the Planning Committee and instead should have been considered at the Policy, Finance and Resources Committee. However, the Chair clarified that the Planning Committee had a budget and could make a recommendation to Town Council. After some debate, a motion not to take any action was proposed and seconded. 4 voted in favour, 4 against, and 4 abstained. The Chair used his casting vote to take the matter to the next Town Council on 3 September.

At 7.22pm 5 members of the public left the meeting and did not return.

10/026. PLANS LIST (see Table below)

As members of the public present wished to speak on certain applications, it was proposed by the Chairman and agreed, to re-order the items and take item 2 on the Amended Plans List first. Other adjustments were made during the meeting to allow the public to speak and leave the meeting, and is reflected in the ordering of the items below.

10/027. AMENDED PLANS (see Table below)

10/027. AMENDED PLAN

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
2	18/03972/OUT Summerlands	Mr B Longman	Land Adj 11 Summerlands Yeovil BA21 3AL	Outline application for the erection of bungalow	Approve subject to conditions relating to limiting construction times; ensuring that all construction traffic is taken on to site; the highway conditions put forward by the Highways Consultant; and those concerning trees and hedgerows.

Ms J Freeman spoke on behalf of the applicant and in support of the application. She addressed the concerns that had been raised including the highway issues, the design and potential for overlooking. Mrs Hughes, Mr Coleman, Mr Hughes & Mr Box, who all live nearby and object to the proposal, spoke and raised concerns including the highway issues and parking, the potential for construction nuisance, waste trucks and emergency vehicles, overlooking and loss of privacy, loss of vegetation, etc. The Chair reminded Members that the application had previously been considered and deferred for further highway information which had now been received. In the following debate, Members were sympathetic to the objectors, but recognised there was no material planning reason to raise an objection.

At 7.45pm six members of the public left the meeting and did not return.

10/026. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1A	19/01908/DPO	Mr Andrew Darch	Aldon Springs Dorchester Road Yeovil BA20 2RH	Application to discharge a S106 agreement in relation to agricultural tie occupancy restriction	Resolved to recommend that the S106 agreement should not be discharged, but this is on the basis of hearing just one side of the argument

Mr J Darch, owner of Aldon Springs, spoke to the Committee informing them that he had farmed the land there since 1984. It is his brother that is seeking to discharge the S106 agreement. He farms the land in a very environmentally friendly and sustainable way using no fertilizers, and wildlife flourishes there adjacent to Ninesprings Country Park. Mr N Gage, Yeovil Town Councillor, spoke in support of Mr Jeremy Darch wanting to ensure

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<p>the land is continued to be farmed in this way.</p> <p>The Chair referred to an email from the SSDC case officer which emphasised that the application is to remove the legal tie between the land and the agricultural dwelling, <u>not</u> for the change of use of the land from agriculture.</p> <p><i>At 8.05pm four people left the room and did not return.</i></p>					
1B	19/01717/R3D Summerlands	South Somerset District Council	Jon O'Donnell Pavillion Yeovil Recreation Centre Chilton Grove Yeovil BA21 4AW	Alterations to form a multi-use room and a cafe and redesigning the outside seating area.	Approval
2	19/02026/FUL Summerlands	HACM Ltd	Land Off Bernards Way Adj To Palmers Garden Centre Yeovil BA20 2EL	Change of use of land to be used as a car wash, erection of canopy and the siting of portacabin office together with associated works.	Approval
3	19/01803/COU Westland	Mr Andy Potter	First Floor 28 Vincent Street Yeovil BA20 1JQ	Change of use from offices to 'sui generis' tattoo studio	Approve subject to noise levels being acceptable
4	19/01797/FUL Summerlands	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	Installation of Grocery Collection lockers in the car park	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
5	19/01798/ADV Westland	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	The display of 4 No. non-illuminated signs (vinyl text printed on the lockers)	Approval
6	19/02001/S73A Yeovil College	Blockworks Group Ltd	Thorne House Eastville Yeovil BA21 4JD	Application to vary condition 2 (approved plans) and 5 (bay windows) of approval 18/02695/FUL to increase the depth of the proposed south extension and the omission of the bay windows to the north, to be replaced by opaque glazing.	Approval
7	19/01805/FUL Yeovil College	Hellier Capital Holdings Ltd	3 Goldcroft Yeovil BA21 4DQ	Internal and external alterations including new and replacement windows, replacement access stairs, creation of additional parking space, removal of boundary wall, elevational amendments to the ground floor and creation of bin store.	Approval
8	19/01184/FUL Yeovil Lyde	Yarlington Housing Group	Car Park Pembroke Close Yeovil	Temporary change of use of part of car park to site a temporary compound associated with maintenance works (Retrospective)	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
9	19/01657/ADV Westland	Mr Pearce Sean	Fusion Park West Hendford Yeovil BA20 2JJ	The display of 4 No. internally illuminated fascia signs and 2 No. internally illuminated totem signs.	Approval
18	19/01997/HOU Westland	Mr Lee Morris	12 Wraxhill Road Yeovil BA20 2JZ	Erection of a single storey side extension and new side dormer window	Refuse on the grounds that the development would be detrimental to the streetscene, would result in overlooking and loss of privacy, and concerns about drainage
<p>Mr B Lihou, neighbour and objector, is concerned that the development will be very high on the boundary with his property and will overshadow his drive. The dormers will overlook his property, and rainwater will pour onto his drive.</p> <p><i>At 8.25pm two members of the public left the meeting and did not return.</i></p>					
13	19/01632/HOU Westland	Mr & Mrs M Cobley	22 West Coker Road Yeovil BA20 2LA	Erection of a double garage.	Approval
<p>Mr M Cobley, applicant, informed the Committee that his proposal for a new garage at the front of his property did not set a precedent and was of a high standard of design. It would be cut into the bank to reduce the visual impact, and there had been soft planting to the front.</p> <p><i>At 8.33pm one member of the public left the meeting and did not return.</i></p>					
10	19/01412/FUL Summerlands	Stonewater Ltd.	Raglan Terrace Yeovil BA21 3JX	Removal of the existing steps at the apex of the junction and the balcony on the first floor. Alterations are also proposed to the perimeter wall and landscaping at the	Approve subject to the comments from the Highway consultant in respect of the visibility splays and the proposed railings and landscaping

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				site. This involves the addition of wrought iron railings along the boundary wall and low maintenance trees\hedges on the grass banks.	
11	19/01856/HOU Yeovil College	Mr G Tucker	15 Mitchelmore Road Yeovil BA21 4BA	Demolition of existing timber structure and erection of an outbuilding, also a porch on front elevation (resubmission of porch approved under 16/04400/FUL).	Approval
12	19/01503/HOU Summerlands	Mr & Mrs K Bazely	4 Burroughes Avenue Yeovil BA21 3JU	Erection of a two storey side extension and single storey front, side and rear extensions & resurfacing of driveway	Approve subject to providing adequate parking which complies with SCC's Parking Strategy
14	19/01506/HOU Summerlands	Mr Chris Westlake	101 Preston Road Yeovil BA20 2DZ	The erection of single storey extension to the rear elevation to be used as a sun room.	Approval
15	19/02116/HOU Summerlands	Mr & Mrs D R Clifford	1 Bell Chase Yeovil BA20 2FE	Demolish existing conservatory and erect a single storey side extension to the dwelling	Approval
16	18/03281/HOU Westland	Mr Glenn Drake	11A Penn Hill Yeovil BA20 1SF	Alterations and replacement of an external wooden staircase and base (landing)	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
				with a metal staircase and the erection of porch on the landing. Retrospective application for balcony to the rear elevation of the dwelling.	
17	19/01772/HOU Yeovil College	Mr Tony Overd	93 Combe Park Yeovil BA21 3BE	Proposed single storey side and rear extension to existing semi-detached house	Approval
19	19/02060/HOU Yeovil College	Mr Mark Newton	42 Marsh Lane Yeovil BA21 3BX	The erection of single storey side and rear extension to dwelling.	Approval

10/027. AMENDED PLANS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	19/00827/HOU Westland	Mr Jan Bovey	32 Richmond Road Yeovil BA20 1BA	The erection of single and two storey rear extensions to dwellinghouse	Approval

10/028. TREE PRESERVATION ORDERS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/02013/TPO Yeovil College	Mrs Pool	54 Southway Drive Yeovil BA21 3ED	Application to carry out tree works to No 1 tree as shown within Tree Preservation Order SSDC (YEOV 2) 1992	Noted
2	19/02039/TPO Grove Avenue	Mr Solomon	Little Acorns 18 Parcroft Gardens Yeovil BA20 2BS	Application to carry out tree works to 1 No. Oak as shown within the YDC (YEOV) No. 5 1985 Tree Preservation Order, Confirmed 27.6.85	Noted

10/029. CORRESPONDENCE

The Deputy Town Clerk informed the Committee that an appeal had been lodged in respect of application 19/00441/COU at Park House, 45 The Park, Yeovil for the change of use of part of the premises from Use Class B1 to a mixed B1 and D1 (non-residential) use.

10/030. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.50 pm.

Signed:

Date: