



Yeovil Town Council

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Wednesday 16 January 2019 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllrs G Oakes (Chairman), M Beales, J Conway, K Gill, M Lock, P Lock, J Lowery, S Lowery, E Potts-Jones, A Pugsley, F Purbrick, W Read, M Roper, A Smith, & A Soughton.

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.

9/373. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs K Hussain (prior engagement), T Ledlie (work commitment), T Lock (unwell), R Stickland (work commitment).

RESOLVED: To accept the apologies with the reasons given.

9/374. 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 S Lowery declared a personal interest in the application at Preston School, Yeovil (18/03716/FUL) as she has worked there in the past.

Cllr W Read declared a personal interest in the application at Leonardo MW, Yeovil (18/03866/FUL) as he has worked on site.

Cllr F Purbrick, as a County Councillor, declared a personal and prejudicial interest in the application at Preston School, Yeovil (18/03716/FUL) and therefore did not take part in the discussion of the application, and did not vote, and a personal interest in the application at 61 Rowan Way, Yeovil (18/01217/HOU) as it is near to her house.

Cllr A Smith, as a volunteer at Yeovil Country Park, declared a personal interest in the application for an extension at the Country Park, (18/03973/R3D).

Cllr E Potts-Jones declared a personal and prejudicial interest in the application at Earle Street, Yeovil (18/02978/OUT) as she has past family connections to the site. She did not take part in the discussions about the application, and did not vote.

9/375. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 10 December 2018.

RESOLVED: That the Minutes of the previous meeting held on 10 December 2018 be signed as a correct record.

9/376. PLANS LIST (see Table below)

9/376. PLANS LIST

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolutions
As members of the public wished to speak on items 3 & 7 on the Plans List, it was proposed by the Chairman and agreed, to re-order the items to take item 7 after item 3.					
1	18/03122/OUT South	Ms Claire Chapman	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection a 3 bedroom dwelling at the rear of 62 West Coker Road (resubmission of 18/01546/OUT)	Approve subject to the requested highway conditions being imposed.
2	18/03625/FUL Central	Mr M Thomas	Land Adj. Earle Street Yeovil	The demolition of garages and the erection of 4 No. dwellings.	Refuse on the grounds of lack of parking provision.
3	18/03636/FUL South	Mrs G Loder	23 Hillgrove Avenue Yeovil BA20 2LP	The erection of a new dwelling.	Refuse on the grounds of overdevelopment of the site leading to the potential for overlooking / loss of privacy and overshadowing; a detrimental visual impact on the street scene as a result of the height the proposed dwelling; and, the lack of parking provision.
Ms S Moore, who lives at 23 Hillgrove Avenue and is a neighbour to the application site, spoke to object to the proposed development. She raised four main reasons for concern: proximity of the new dwelling to her house and its southern boundary; the loss of light to her south facing windows; overlooking and loss of privacy; and, concerns about the impact of the construction works.					
<i>At 7.30pm a member of the public left and did not return.</i>					
7	18/03973/R3D Central	South Somerset District Council	Yeovil Country Park Centre Brunswick Street Yeovil BA20 1QZ	Extension to rear of existing building and provision of PV panels to front elevation	Approval
Mr G Cashmore of Friends of Yeovil Country Park, spoke in support of the application. He advised the Committee that the café had been very popular and very useful facility, and had attracted many people to the area. He emphasised that it was a free experience for visitors. However, when busy, and					

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<p>especially when events are held at the Park, there has been pressure on the café as it is not big enough to cope with the numbers of people. A larger café would allow more tables, and also provide the opportunity to sell products, the profits from which would be put back into the Park with the aim of preserving the income stream.</p>					
4	18/03781/COU South	LiveWest	Roman Way 128 Hendford Hill Yeovil BA20 2RG	The change of use of premises from Sui Generis to C2 (accommodation for medical students) for a temporary period of 3 years to then revert back to Sui Generis (Retrospective)	Approval
<p><i>At 7.38pm a member of the public left and did not return</i></p>					
5	18/03716/FUL West	Somerset County Council	Preston School Monks Dale Yeovil BA21 3JD	The erection of rear extension to existing ASD base building and relocation of external air source heat pumps and enclosure to the front elevation of the building.	Approval
<p><i>At 7.43 Cllr A Smith left the meeting and did not return. Cllr W Read also left the meeting.</i></p>					
6	18/03866/FUL South	Leonardo MW	Land Adj Building 191 Westland Helicopters Lysander Road Yeovil BA20 2AZ	The siting of 1 No. two storey temporary portakabin building to be used as a flight training centre (Part retrospective)	Approval
<p><i>At 7.46 Cllr W Read returned to the meeting, but did not vote on the application below as he had missed the start of the discussion.</i></p>					
8	18/03839/HOU Central	Mrs Y Woolley	Rocky Knapp Penn Hill Park Yeovil BA20 1SE	Construction of two storey rear extension in place of utility building and enlargement of rear parking area.	Approval

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolutions
9	18/01217/HOU South	Mr Richard Butt	61 Rowan Way Yeovil BA20 2NP	The erection of a two storey side extension to dwellinghouse.	Approval
10	18/03528/HOU Milford	Ms Lesley Houghton	214 Goldcroft Yeovil BA21 4DA	Conversion of loft and the creation of 1 No. dormer window.	Approval
11	18/03950/HOU East	Mr & Mrs S.R.J. Stringer	21 Welland Road Yeovil BA21 5NR	Alter and extend the dwelling with a single storey extension to the side and rear extension.	Approve subject to adequate parking provision being available
12	18/03434/HOU South	Mr Stephen Pugsley	17 Cypress Drive Yeovil	Extension to existing porch to front house.	Approval

9/377. PRIOR NOTIFICATION APPLICATIONS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	18/03830/P3JPA Central Ward	Mostly Media Ltd	25 - 27 Hendford Yeovil Somerset BA20 1UN	Prior approval for the conversion of existing offices to form 3 No. residential units.	Noted
2	18/04023/PAP New Town	InvestAcc Pension Administration Limited	89 Sherborne Road Yeovil Somerset BA21 4HE	Prior approval for the change of use of building from storage/distribution building to 1 No. residential dwelling.	Noted

9/378. CORRESPONDENCE

There were no items of correspondence.

9/379. PLANNING DECISIONS

Members considered the planning decisions as per the agenda. The Deputy Town Clerk informed Members that the application at 22 West Coker Road, Yeovil (18/03117/HOU) had in fact being amended to remove the detached garage from the proposals following the previous meeting when objections had been raised, and subsequently the application had been approved.

RESOLVED: that the decisions be noted.

The meeting closed at 7.57 pm.

Signed:

Date: