

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



Mayor : Cllr D Recardo
Town Clerk: Amanda Card BA (Hons), CPFA
E-mail: Town.Clerk@yeovil.gov.uk
Tel: 01935 382424 www.yeovil.gov.uk

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

Present: Cllrs J Dash, K Gill, D Gubbins, J Lowery, S Lowery, G Oakes, E Potts-Jones, W Read, A Soughton and R Spinner.

In Attendance: H Ferdinand (Deputy Town Clerk).

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

7:04pm – Meeting commenced.

As the Vice-Chair was absent, it was proposed and agreed that Cllr W Read took the role of Vice-Chair for the meeting.

10/031. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs A Grieves (work commitment); G Hunting (conflicting engagement); K Hussain (conflicting work engagement); T Ledlie (conflicting engagement), M Lock (conflicting engagement), P Lock (conflicting engagement), R Stickland (work commitment) and H Stonier (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

10/032. 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 D Gubbins declared a disclosable pecuniary interest because he has family connections in respect of the applications at 1 - 3 Garrett Road, Yeovil (19/02036/FUL, 19/01696/FUL & 19/01697/ADV).

Cllr E Potts-Jones declared a personal interest in the application at 25 The Park, Yeovil (19/01535/COU) as she is going to The Samaritans AGM.

10/033. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 August 2019.

RESOLVED: that the minutes of the previous meeting held on 12 August 2019 be signed as a correct record.

10/034. AMENDED PLANS (see Table below)

10/035. 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 applications listed on the agenda.

10/034. AMENDED PLANS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	15/01000/OUT East Coker Parish	Keyford Landowners	Land At Keyford Dorchester Road Yeovil Somerset	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)	Approval

10/035. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1.	19/02100/S73 Lyde	Acorn Developments SW Ltd	Aplin House Newton Road Yeovil	Section 73 application to vary conditions 2, 3 & 11 of permission 16/04661/FUL with regards to changes to the external cladding, profile of the lift shaft in elevations, extension of the roofline near the water tower, bin store amendments, removal of parking provision on level 1, balconies amended to Juliette balconies, addition of an entry door access to north stairwell	The Town Council fully supports all elements of this scheme and especially the co-cars initiative, but remain concerned about the reduction of parking particularly in the light of the review of car parks in Yeovil as part of the Yeovil Refresh project.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
				on level 2, and removal of the vehicular access ramp between levels 1 and 2	
<p>Mark Thomas of Acorn Developments (applicant) addressed the meeting drawing attention to the fact that they had also carried out the conversion of the Western Gazette building nearby, and had started the Creamery conversion works. The proposed works provide a landscaped area to the front and improved public realm which will feed into the Yeovil Refresh project. He made it clear they were there to provide additional information in respect of the proposed reduction in the parking to the rear of the building. They were now only proposing 11 parking spaces, but were working alongside Co-car: to provide shared electric cars and bikes for hire as an alternative and sustainable form of transport.</p> <p>Mark Hodgson of Co-cars explained how the system worked whereby people book the electric cars and bikes online when they need them. The vehicles are zero carbon, and he is aiming to provide them in locations throughout the South West such as town centres, stations, universities, NHS facilities, etc. The vehicles would be available to people in Yeovil, as well as those living in the Creamery flats.</p> <p>In the following discussion Members recognised that Acorn Developments was a quality developer and supported fully the development, and that the Co-car system was an excellent scheme, however, they remained concerned about the significant reduction in the provision of parking for this particular scheme.</p> <p><i>At 7.27pm 3 members of the public left the meeting and did not return.</i></p>					
2.	19/02293/HOU Summerlands	Miss Leanne Gray	27 Carisbrooke Gardens Yeovil BA20 1BX	Raising of front garden to form private parking space. (Part retrospective/Revised application)	Approval
<p>Mr Turner (applicant) read out a letter from the agent, Mr Bryers. The previous application had been recommended for approval by Yeovil Town Council, but had been refused by SSDC. They had now amended the proposal and moved the parking space further from the adjoining neighbour and in line with the requests of SSDC.</p> <p><i>At 7.32pm two members of the public left the meeting and did not return.</i></p>					
3	19/01822/FUL Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Refurbishment of existing basement to convert it to a two bedroom apartment.	Withdrawn

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
	19/01823/LBC Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Refurbishment of existing basement to convert it to a two bedroom apartment.	Withdrawn
4	19/02181/OUT Summerlands	Mr Martin Paine	Land At Malvern Court Malvern Court Yeovil BA21 3RX	Outline application with all matters reserved for the erection of a dwelling.	Defer to await further information concerning the illegal closure of the footpath to the rear; the parking provision and access; required works to trees; and the need for a development management plan (to include site working times)
<p>Mrs J Clark spoke on behalf of the residents of Malvern Court as they were concerned about their rear access which had been blocked off and the residents now have to go a much longer way around. She was also concerned about parking and the surrounding trees.</p> <p><i>At 7.42pm five members of the public left the meeting and did not return.</i></p>					
5	19/02054/FUL College	Mostly Property Ltd	122 Goldcroft Yeovil BA21 4DE	The change of use of ground floor from D1 (non residential institution) to B1 (a) (Office) at the front and D1 to a residential unit at the rear.	Approval
6	19/02162/FUL Westland	National Building Society	Nationwide Bldg Soc 36-38 Middle Street Yeovil BA20 1LA	Replacement of existing door with new double sliding and glazing around external ATM with secure walls (part retrospective) and the installation of open mesh roller shutter on the edge of recessed main entrance	Approval
	19/02163/ADV Westland	National Building Society	Nationwide Bldg Soc 36-38 Middle Street Yeovil	Display of 3No. illuminated fascia signs, 2No. externally illuminated hanging sign	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
			BA20 1LA	& internally illuminated ATM surround (part retrospective)	
7	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	Defer to await further information including a highways statement considering access arrangements and a traffic management plan; clarification of the use of the building and whether a sequential test is required; and what restrictions are imposed on other businesses on the trading estate.

At 7.48pm 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.

Mr R Mortimer of Mortimer's Bakery informed the meeting that their family business had been located on the Lynx Trading Estate, and that they had had to ensure that the retail part of the business there was only secondary to the bakery. He thought the Greggs proposal was purely retail which was not acceptable on a trading estate. He was also very concerned about the amount of traffic that would be generated by the proposal, the parking that was already a significant problem on Garrett Road, and the road safety implications.

9	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.	Defer – see 19/02036/FUL above
21	19/01697/ADV Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil	Display of 3No. illuminated fascia signs	Defer – see 19/02036/FUL above

At 8.02pm one member of the public left, and Cllr D Gubbins returned to the meeting.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
15	19/01855/HOU Summerlands	Mrs V Baseley	32 Westfield Crescent Yeovil BA21 3DF	Erection of flat roofed single story rear extension to dwellinghouse.	Refuse on the grounds that the proposed development by reason of its mass and size represents overdevelopment of the site and would result in demonstrable harm to the occupiers of neighbouring properties, and would be out of keeping with the character of the area.
Mrs J Douglas (neighbour) understood the reasons for the extension, but she was concerned it was very large in length and height.					
<i>At 8.17pm two members of the public left the meeting and did not return.</i>					
17	19/02322/HOU Summerlands	G Anderson	36 Stiby Road Yeovil BA21 3EG	Demolition of existing conservatory and rear lean-to extension and erection of new single storey lean-to to the front together with new single storey extension to the rear with associated internal alterations.	Refuse on the grounds that the proposed front extension would adversely impact on the occupiers of the adjacent property by overshadowing the window of their living room.
Mr B Whitelock (neighbour) informed the Committee that the existing extension to the front the house already blocks light to their living room window, so this proposal for a larger and higher extension will mean they will sit in the dark.					
<i>At 8.25pm two members of the public left the meeting and did not return.</i>					
8	19/01535/COU Summerlands	Mr W Christopher	The Samaritans 25 The Park Yeovil BA20 1DG	Change of Use from Samaritans office/surgery to Residential (C3)	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
10	19/01967/HOU Lyde	Mr & Mrs Hatton	296 St Michaels Avenue Yeovil BA21 4NE	The erection of single storey rear extension together with internal alterations.	Approval
11	19/02040/HOU Westland	Mr M Barter	20 Dorchester Road Barwick Yeovil BA20 2RL	Erection of two storey side & front extensions, porch canopy to front & the erection of a store/garden machinery room	Approval
12	19/02319/HOU Westland	Mr & Mrs L.A Stirling	93 Plantagenet Chase Yeovil BA20 2PP	The erection of two storey rear extension to the dwelling.	Approve subject to the recommended highways conditions.
13	19/01886/HOU Lyde	Mr Jason Hallett	43 Netherton Road Yeovil BA21 5NY	The erection of a garage and carport to front of property.	Approval
14	19/01928/HOU Westland	Mr Mugurel Somnea	9 Alder Grove Yeovil BA20 2PA	Alterations and the erection of a front entrance porch and loft conversion to include installation of 3No. velux rooflights.	Approval
16	19/02236/HOU Lyde	Mr Peter Edwards	96 St Johns Road Yeovil BA21 5NQ	The erection of single and two storey side extension and single storey rear extension to dwelling.	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
18	19/02003/HOU Westland	Mr Steve Ritson	8 Dorchester Road Yeovil BA20 2RN	The erection of a single storey rear extension with balcony, first and second floor side extension with dormer and proposed garage/carport to front of dwelling.	Approval
19	19/02332/ADV Westland	Clear Channel	53 Earle Street Yeovil Somerset BA20 1JW	The display of internally illuminated replacement advertising billboard to support a digital poster (D-poster).	Approval
20	19/02019/ADV Westland	Colossem Dental	49 Princes Street Yeovil BA20 1EG	The display of 3 externally illuminated fascia signs, 2 non illuminated fascia sign, and 1 non illuminated projecting sign.	Approval
22	19/02096/ADV Westland	Mr Matt Davies	20 Middle Street Yeovil BA20 1LY	The display of 1No. non illuminated fascia sign and 1No. non illuminated projecting sign.	Approval
23	19/02149/LBC Summerlands	Yeovil Town Council	Preston Plucknett War Memorial Preston Road Yeovil	Listed Building Consent to repair north side of the shaft of the cross where the stone is laminating	Noted

10/036. TREE PRESERVATION ORDERS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	19/02180/TPO	Mr Harry Young	8 Oakridge Park Yeovil BA21 3JY	Application to carry out tree surgery works to No1 tree included within South Somerset Tree Preservation Order (YEOV 1) 1991	Noted

10/037. CORRESPONDENCE

The Deputy Town Clerk informed the Committee that an appeal had been lodged 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.

10/038. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.45 pm.

Signed:

Date: