



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Mayor : Cllr D Shutler, Town Clerk : Amanda Card *BA (Hons), CPFA*
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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 12 December 2016 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Lock (Chairman), P Chandler, J Conway, T Ledlie, M Lock, T Lock, S Lowery, G Oakes, E Potts-Jones, F Purbrick, M Roper and A Smith.

In Attendance: H Ferdinand (Deputy Town Clerk)

There were 0 members of the public, and 0 member of the press present.

7.00pm – Meeting commenced.

9/179. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

D Shutler – conflicting engagement; G Freeman-Bell – unwell, R Stickland – unwell, and W Read – work commitments.

RESOLVED: To accept the apologies with the reasons given.

9/180. 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.

The Committee agreed as a whole that an interest should be declared in the applications (16/05071/FUL & 16/05160/ADV) for proposals at the Westlands Leisure Complex as the Town Council is involved in the funding and management of the Centre.

9/181. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 November 2016.

RESOLVED: That the Minutes of previous meeting held on 14 November 2016 be signed as a correct record.

9/182. PLANS LIST (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	16/04782/S73 Park	The Knoll Care Home Ltd	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Application to amend condition 2 (approved plans) of decision 16/00683/FUL (external alterations)	Approval
2	16/04792/FUL Park	Ghuman	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Demolition of existing garage/store building and erection of new laundry / store building	Approval
3	16/04833/FUL South	Mr B Randall	100-104 West Coker Road Yeovil BA20 2JG	The proposed erection of a cattery and retention of existing HMO (Use Class C3) comprising 12 bedsits, residential (Use Class C3) and bed and breakfast already permitted	Approval
4	16/04826/FUL Central	Bamfords Ltd	40-42 Hendford Yeovil BA20 1UW	Alternations, extension and the conversion of premises to form 5 No. residential units with car parking	Approval subject to the provision of adequate parking and the response from the Highways Authority.
5	16/04704/S73 Milford	Mrs T Rees	59 Grass Royal Yeovil Somerset BA21 4JS	Application to vary planning conditions 3 (hours of operation), 4 (number of dogs) and 7 (to remain ancillary) of approval 09/00904/FUL	Approval, although concerns were raised in respect of the potential impact on residential amenity and the extension of hours in the morning resulting in an increase in traffic in an already congested road adjacent to a school.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
6	16/04997/FUL Preston	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The erection of a car park barrier and bollards (Retrospective)	Approval
7	16/04985/FUL Hollands	Mrs N J Wardell	53 Mudford Road Yeovil Somerset BA21 4AE	The erection of a single storey annexe extension to rear of dwellinghouse	Approval subject to all issues raised at the pre-application stage being satisfactorily resolved.
8	16/04273/FUL East	Mr Jason Eavis	32 Meadow Road Yeovil BA21 5PA	The creation of a vehicular hardstanding and erection of a wall	Approval
9	16/04975/FUL Preston	Mr Dominic Pomeroy	Teasel Cottage 195-197 Preston Road Yeovil BA20 2EG	The erection of a replacement single storey rear extension and single storey side garage replacement extension	Approval
10	16/04894/LBC Preston	Mr And Mrs J Brown	225 Preston Road Yeovil Somerset BA20 2EW	The carrying out of internal and external alterations including the removal of pier in kitchen/family room and formation of new external door (Part Implemented/Revised application)	Approval subject to the works being carried out to the satisfaction of the Conservation Officer
11	16/04714/ADV East	One Stop Stores	Rosebery Stores 69 Rosebery Avenue	The display of 1 No. externally illuminated fascia sign, 1 No. internally	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
			Yeovil BA21 5LQ	illuminated projecting sign, 3 No. non illuminated fascia signs and 2 No. window graphics (Implemented)	
12	16/04950/ADV Central	Hsbc Holdings Plc	Hsbc Bank 1 Middle Street Yeovil Somerset BA20 1LR	The display of 3 No. externally illuminated fascia signs, 3 N o. externally illuminated projecting signs and 3 No. non illuminated nameplates	Approval
13	16/04895/ADV West	Co-operative Food	Co Operative Store 72 Stiby Road Yeovil Somerset BA21 3EG	The display of 1 No. internally illuminated fascia sign, 1 No. internally illuminated projecting sign, 1 No. internally illuminated logo sign and 4 No. non illuminated signs	Approval

9/183. WESTLAND SPORTS CENTRE APPLICATIONS – FOR INFORMATION ONLY

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	
1	16/05071/FUL Preston	South Somerset District Council	Westland Sports Club House Westbourne Close Yeovil Somerset BA20 2DD	External alterations and the erection of a single storey side extension and front entrance canopy and additional car parking (Part retrospective)	Noted

2	16/05160/ADV Preston	South Somerset District Council	Westland Sports Centre Westbourne Close Yeovil Somerset BA20 2DD	The display of 3 No. externally illuminated fascia signs	Noted

9/184. NEIGHBOURING PARISH COUNCIL CONSULTATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to:-
1	16/03098/FUL Yeovil Without	Mr Michael Winfield	1 Bucklers Mead Road Yeovil Somerset BA21 5RA	The erection of a two storey rear extension to dwellinghouse and detached outbuilding	No comment
2	16/04868/FUL Brympton	Aaron Purnell	165 Larkhill Road Yeovil Somerset BA21 3HW	The formation of a vehicular access and hardstanding (Revised application)	Support SSDC in their reasons for refusal.

9/185. CORRESPONDENCE

The Deputy Town Clerk drew the Committee's attention to recent correspondence from SSDC in respect of the new Article 4 Direction for Houses in Multiple Occupation (HMO) relating to certain parts of Yeovil. It is now in force and means that planning permission is required to use a dwelling in the defined areas as an HMO for more than 3 unrelated people. The Deputy Town Clerk confirmed that she would circulate the email to all Councillors with the final map showing the relevant areas.

RESOLVED: To note the correspondence.

9/186. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.57pm.

Signed:

Date: