



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Mayor : Cllr D Shutler, Town Clerk : Amanda Card *BA (Hons), CPFA*
T-01935 382424, F-01935 382429, W - www.yeovil.gov.uk
E-mail Town.Clerk@yeovil.gov.uk

Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 14 November 2016 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Lock (Chairman), K Castle, P Chandler, G Freeman-Bell, K Hussain, T Ledlie, M Lock, T Lock, G Oakes, E Potts-Jones, F Purbrick, W Read, M Roper and R Stickland.

In Attendance: H Ferdinand (Deputy Town Clerk)

There were 9 members of the public, and 1 member of the press present.

7.02pm – Meeting commenced.

9/170. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr A Smith – holiday; D Shutler – detained at work; J Conway – conflicting appointment and S Lowery – conflicting appointment

RESOLVED: To accept the apologies with the reasons given.

9/171. 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.

Cllrs P Lock, K Castle, P Chandler, K Hussain, M Lock, T Lock, G Oakes, E Potts-Jones, W Read, M Roper and R Stickland are all members of the Liberal Democratic Party and their office is adjacent to 4 Church Street, Yeovil which is the subject of application 16/04494/COU. Therefore they all declared a personal interest in the application and did not vote on the application. Cllr F Purbrick also declared a personal interest in the application and did not vote.

Cllr K Hussain declared a personal interest in application 16/04400/FUL at 15 Mitchelmore Road, Yeovil as the applicant is a neighbour. Cllr K Hussain had left the meeting before the vote.

The Committee agreed as a whole that an interest should be declared in application (16/04549/FUL) for proposals at the Westlands Leisure Complex as the Town Council is involved in the funding and management of the Centre. Therefore any comments made should be treated as informal comments, and do not constitute a formal recommendation.

9/172. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17 October 2016.

RESOLVED: That the Minutes of previous meeting held on 17 October 2016 be signed as a correct record.

9/173. PLANS LIST (see Table below)

Bearing in mind the interests of the public attending the meeting, the Chairman re-arranged the applications to be considered as follows: 1, 2, 3, 11, 13, 4, 9, 5, 6, 7, 8, 10, 12, 14 and 15 (see table below).

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:
1	16/04599/FUL South	Mr Brian Rogers	24 Sandhurst Road Yeovil Somerset BA20 2LE	The erection of a detached dwelling and garage	Approve subject to the siting and vehicles being able to turn within the site and exit in forward gear
<i>Cllr G Freeman-Bell took the Chair for the following application</i>					
2	16/04494/COU Central	Porter Dodson	4 Church Street Yeovil Somerset BA20 1HE	The change of use of premises from offices (Use Class B1) to a dwelling (Use Class C3)	Approve
<i>Cllr P Lock took the Chair again</i>					
3	16/04661/FUL Newtown	Acorn Developments SW Ltd	3 Newton Road Yeovil BA20 1NF	Change of use, conversion and extension of former creamery building to form 83 new flats, provision of parking and retention of 14 existing flats.	The proposed development was welcome in general terms, but recommended for refusal on the grounds that the proposed parking provision does not comply with the County's Parking Strategy
<p>Mr N Forrest (agent) and Mr M Thomas (applicant) explained the scheme to Members. Acorn Developments had refurbished and converted the Western Gazette building nearby and demand for letting the flats had been high. Therefore they were proposing to let these flats in the Creamery. During the ensuing discussion Members were generally very supportive of the scheme and welcome the development of the site, but many were concerned about the limited provision of parking, and some raised concerns about the narrowing of Newton Road and the impact it might have on traffic movement in the Town. The members were mindful that the previous planning permission had now lapsed and felt that circumstances and guidelines had changed.</p>					
<p>At 7.55pm Cllr W Read left the meeting, and 3 members of the public left and did not return. At 7.58pm Cllr W Read returned to the meeting and Cllr M Roper left the meeting. At 8.00pm Cllr M Roper returned to the meeting.</p>					
11	16/04549/FUL South	South Somerset District Council	Westland Leisure Complex Westbourne Close Yeovil Somerset BA20 2DD	Alterations to elevations, new entrance, new sheltered walkway and amendments to associated external landscaping.	Declared interest

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:
	Mrs M Chapman, a nearby resident, raised concerns about the proposed level of parking. Members discussed the scheme and some of the issues raised including the parking provision. They were in favour of the scheme subject to all the statutory bodies being satisfied, and having declared an interest, did not vote formally on a resolution.				
At 8.05pm Cllr K Hussain left the meeting and did not return.					
At 8.09pm the press and 4 members of the public left the meeting and did not return, and Cllr G Freeman- Bell left the meeting.					
At 8.12pm Cllr G Freeman-Bell returned to the meeting.					
13	16/04520/FUL West	Mr & Mrs David Neate Stidson	141 Ilchester Road Yeovil BA21 3BG	Demolition of existing single storey side and rear extensions and the erection of two storey side extension and single storey rear extension to dwellinghouse	Approve
Mr M Wilde of MW Consultancy, agent for the application, briefly introduced the scheme.					
At 8.16pm 1 member of the public left the meeting and did not return.					
4	16/04400/FUL Central	Mr Gary Tucker	15 Mitchelmore Road Yeovil Somerset BA21 4BA	The erection of a replacement front porch, a side facing rooflight and a single storey rear extension to dwellinghouse and side facing roof light	Approve
9	16/04389/REM South	R E Pearce Properties Ltd	Land Adj Orchard Gate Little Tarrat Lane Yeovil BA20 2RL	The erection of a dwellinghouse and formation of a new access (Reserved Matters of Outline planning approval 15/02479/OUT)	Approve
At 8.19pm 1 member of the public left and did not return.					
5	16/04809/FUL Preston	Mr M Bridgeman and Ms J Smith	67 Westbourne Grove Yeovil Somerset BA20 2DG	The erection of a two storey side extension and single storey rear extension to dwellinghouse	Approve

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:
6	16/04615/ADV South	Wm Morrison Supermarket	Morrisons Lysander Road Yeovil Somerset BA20 2AU	The display of replacement signage including 1 No. replacement internally illuminated totem sign, 1 No. internally illuminated motif box, 3 No. internally illuminated fascia signs, canopy signs to petrol station and internally illuminated and non illuminated signs to car wash	Approve
7	16/04625/FUL Central	Palmer's Catering Ltd	2/3 South Western Terrace Yeovil BA20 1NB	The installation of extractor fan ducting (Retrospective)	Approve subject to the Environmental Protection Officer being satisfied
8	16/04544/FUL West	Miss Lisa Moreton	130 Larkhill Road Yeovil Somerset BA21 3HN	The erection of a single storey rear extension to dwellinghouse	Approve
10	16/03994/FUL West	Mr Paul Baldwin	19 Westfield Avenue Yeovil Somerset BA21 3DG	The erection of a rear conservatory and fencing (Retrospective)	Approve
12	16/04428/S73 East	The Co-Op Group	The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX	Application to vary conditions 3 (positioning of plant) and 10 (alterations to fenced compound) of planning approval 15/00228/FUL	Approval subject to the full compliance with Environmental Protection requirements, and with the plans and design submitted

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:
14	16/04230/ADV East	UK Storage Company (SW) Ltd	94 Lyde Road Yeovil Somerset BA21 5DS	The display of 2 No. internally illuminated fascia signs	Approve subject to no adverse impact on residential amenity and light pollution
15	16/04557/COL South	Mr Monk	12 Balidon House Balidon Place Yeovil Somerset BA20 2FX	Application for a Certificate of Lawfulness for the existing installation of a rooflight to rear elevation	Approval

9/174 TREE PRESERVATION ORDER

	Application No Parish Ward	Applicant	Site Address	Proposal	
1	16/04577/TPO	Mr Martin Henbest	14 College Green Yeovil Somerset BA21 4JU	Application to carry out tree surgery works to a Maple tree known as T.41 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993	Resolved to note application

9/175. CORRESPONDENCE

The Deputy Town Clerk informed the Committee that a letter had been received from SSDC in respect of application 16/03934/FUL, for the conversion and extension to form two flats at 64 Beer Street, explaining that it had been approved contrary to the recommendation for refusal. Two conditions had been imposed, however, concerning the provision of a cycle store and that the allocated parking area should only be used for the parking of vehicles associated with the development.

A second letter had been received from SSDC in respect of application 16/03953/FUL for the erection of a two storey extension at 24 St Andrews Road, Yeovil. Again, contrary to the recommendation for refusal by the Town Council, the application had been approved as a parking plan had been submitted which met the requirements of the Parking Strategy, and that a condition had been imposed ensuring the allocated parking could only be used for parking associated with the development. A concern was raised that had the Town Council been consulted on the parking plan which would result in the whole of the front garden of the property being used for parking, an objection would still have been raised in respect of the adverse impact on the street scene.

RESOLVED: To note the correspondence.

9/176. ACTION PLAN – PLANNING PRIORITIES

Members considered a report by the Town Clerk.

RESOLVED: to 1) note the report, and 2) recommend approval of the Action Plan.

9/177. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

9/178. FEEDBACK REPORT

Members considered a report by the Deputy Town Clerk.

RESOLVED: to 1) note the report; 2) to investigate further ways to improve the quality of the presentation images; and, 3) to hold a meeting between the Chair, Deputy Chair, Town Clerk and Deputy Town Clerk to discuss issues raised.

The meeting closed at 8.40pm.

Signed:

Date: