



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 17 October 2016 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Chandler, J Conway, G Freeman-Bell, K Hussain, T Lock, S Lowery, G Oakes, E Potts-Jones, F Purbrick, W Read and A Smith.

In Attendance: H Ferdinand (Deputy Town Clerk)

There were 15 members of the public, and 1 member of the press present.

7.00pm – Meeting commenced.

Due to the absence of the Chairman, the Vice Chairman Cllr G Oakes took the Chair. The Chairman recommended that Cllr E Potts-Jones be Vice-Chairman and the Committee agreed.

9/163. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr P Lock – personal; M Lock – conflicting engagement; M Roper – conflicting engagement; D Shutler – conflicting engagement; R Stickland – work commitment and T Ledlie - personal.

RESOLVED: To accept the apologies with the reasons given.

9/164. 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.

9/165. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 19 September 2016.

RESOLVED: That the Minutes of previous meeting held on 19 September 2016 be signed as a correct record.

9/166. PLANS LIST (see Table below)

The Chairman informed the Committee that an email had been received from an agent concerning planning application 16/03604/FUL at 150 Ilchester Road, Yeovil (no.11 on the Plans List) advising that the application had been withdrawn with no reason given. The Chairman advised therefore that the application would not be considered by the Committee.

Ten members of the public left the meeting and did not return.

Bearing in mind the interests of the remaining public and the proposed development being considered, the Chairman informed the Committee that the planning applications on the Plans List would be re-arranged as follows: 8, 9, 2, 1, 3, 4, 5, 6, 7 and 10 (see table below).

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
8	16/03934/FUL South	Mr T Curtis	64 Beer Street Yeovil BA20 2AF	Conversion and two storey side extension of property to form 2 No. flats	Refuse on the grounds of inadequate parking in the vicinity
Ms Y King of Beer Street spoke to the Committee and strongly objected to the application on the grounds of the lack of parking in the area. Previous developments in the road had already made the situation much worse.					
<i>At 7.21pm two members of the public left the meeting and did not return.</i>					
9	16/03944/FUL Hollands	The Care Home Group	Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ	Proposed demolition of existing single storey rear extension and the erection of a 2/3 storey replacement extension with minor alterations and the removal of a Western red cedar tree with replacement tree planting	Refuse on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of site - Overbearing resulting in loss of light to neighbouring residents - Unacceptable impact on residential amenity including loss of privacy - Inadequate parking provision - The loss of a mature tree and adverse impact on street scene Concern in respect of the visibility splay in the easterly direction
Three members of the public spoke: Mr J Harrison, Mr G Herridge and Mr D Marks. All strongly objected to the application raising the following issues in respect of the proposed extension: <ul style="list-style-type: none"> - It would be overbearing and intrusive - Neighbouring residents would be overlooked resulting in loss of privacy - Loss of outlook and overshadowing - Noise nuisance - Worsening of current parking problem in Willow Road 					
<i>At 7.37pm three members of the public left the meeting.</i>					
2	16/04070/LBC Milford	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Demolition of roofless derelict building	Approval

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	16/04068/OUT Milford	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Outline application for residential development with illustrative proposal for 81 dwellings and associated works	Refusal on the grounds of overdevelopment and inadequate parking
3	16/03628/FUL South	Somerset County Council	Land North Of Bunford Lane Yeovil Somerset	The erection of a research and development building, incubator office and light engineering facility (Use Class B1) with associated parking, landscaping, access and security facilities.	Approval
The Town Council fully support this application to bring this facility to Yeovil, and look forward to continue working and encouraging further economic development with SCC and SSDC in the future.					
4	16/03844/COU Central	Tops Valeters Ltd	Yeovil Cattle Market Site Market Street Yeovil Somerset BA20 1HS	The use of land for a car wash business	Approve subject to environmental and operational conditions being attached
<i>At 8.00pm Cllr K Hussain and the member of the press left the meeting and did not return.</i>					
5	16/03939/FUL West	Mr Gary Walsh	99 Stiby Road Yeovil Somerset BA21 3EJ	The erection of a first floor rear extension to dwellinghouse	Approval
6	16/03953/FUL Preston	Dr A And Mrs O Olamosu	24 St Andrews Road Yeovil Somerset BA20 2DE	Alterations and the erection of a two storey rear extension to dwellinghouse	Refuse on the grounds that the proposed parking does not meet the Parking Strategy

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
7	16/04189/FUL Preston	Mrs Clooney	7 Cambridge Close Yeovil BA20 2DJ	The formation of two new dormer windows	Approval
10	16/03791/FUL East	RES Ltd	33 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The siting of a containerised energy system storage facility with security lighting and CCTV columns and security fencing	Approval
11	16/03604/FUL Hollands	Mr & Mrs Norris	150 Ilchester Road Yeovil BA21 3BW	Alterations and the Change of Use from Use Class C3 (Residential) to Use Class D1 (Day Nursery) and alterations to vehicular access	Withdrawn

9/167. CORRESPONDENCE

The Deputy Town Clerk informed the Committee that application WD/D/16/001406 for the erection of an ancillary pod building incorporating two A1/A3/A5 use units at the Peel Centre Retail Park, Babylon Hill, Yeovil had been granted planning permission by West Dorset District Council. The objections raised by Yeovil Town Council were addressed in the case officers report, and it was agreed that the report, together with the comments of SCC Highways, would be circulated to all Members for their information

RESOLVED: To note the correspondence and circulate the case officer report and SCC highway comments to all Members.

9/168. PLANNING DECISIONS

Members considered the planning decisions, and it was drawn to their attention that application reference 16/02914/FUL at 25 Hendford Hill, Yeovil for replacement windows had been refused contrary to the recommendation by the Town Council for approval. Also, the list omitted to indicate that the applications at 46A Princes Street (16/03267/LBC & 16/03272/ADV) had been refused contrary to the Town Council's recommendation for approval, and that application 16/03422/FUL at McDonalds Restaurant had been approved contrary to the Town Council's recommendation for refusal.

RESOLVED: that the decisions and amendments be noted.

9/169. FEEDBACK FORM

Members were asked to complete the feedback form attached to the agenda and hand them to the Deputy Town Clerk. A request was made that the comments of staff would also be welcome.

The meeting closed at 8.10pm.

Signed:

Date: