



Yeovil Town Council

Town House
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BA20 1PQ

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 11 April 2016 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllrs P Lock (Chairman), P Chandler, J Conway, G Freeman-Bell, A Kendall, T Ledlie, T Lock, S Lowery, G Oakes, W Read, M Roper, D Shutler (Deputy Mayor of Yeovil), A Smith and R Stickland.

In Attendance: H Ferdinand (Deputy Town Clerk), Cllr F Purbrick (South Ward).

There were 19 members of the public, and 1 member of the press present.

7.00pm – Meeting commenced.

9/105. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr K Castle – unwell; Cllr M Lock – conflicting engagement and Cllr E Potts-Jones – conflicting engagement.

RESOLVED: To accept the apologies with the reasons given.

9/106. DECLARATIONS OF INTEREST

Cllrs Kaysar Hussain, Andrew Kendall, 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 T Ledlie declared a Personal Interest in planning application 16/01339/FUL due to the applicant being an officer in the Yeovil Labour Party.

9/107. MINUTES

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

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

9/108. NEW AGENDA

Helen Ferdinand, Deputy Town Clerk (job share), explained briefly to Members the new agenda, and how the link from the Plans List on the electronic agenda can be used to access the SSDC website to obtain the details of the individual planning applications.

RESOLVED: to note the information.

1/109. PLANS LIST

See table below

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	16/00287/FUL Central Ward	Premier Livestock Auctions	Yeovil Cattle Market Market Street Yeovil Somerset BA20 1HS	Demolition of buildings/structures and the change of use of land for a temporary car park	Approval
2	16/00936/FUL Central Ward	Greene King PLC	Coopers Mill Brunswick Street Yeovil Somerset BA20 1QZ	The formation of an external play area	Approval
3	16/00755/FUL Milford Ward	South West One	Yeovil Centre Dampier Street Yeovil Somerset BA21 4EN	The installation of replacement windows and erection of boundary railings to south and east	Approval
4	16/01190/FUL Central Ward	JAF (Yeovil) Ltd	Land Adjoining 3 Everton Road Yeovil Somerset BA20 1UF	The erection of a terrace of 3 No. dwellings with associated car parking (Revised application)	Refusal on the grounds of: Overdevelopment and insufficient parking

5	16/00953/FUL East Ward	Knightstone Housing Association	2 Fairway View Yeovil Somerset BA21 5AD	The installation of 3 No. replacement windows and front door	Approve
6	16/01284/FUL South Ward	Mr Max Punni	48 West Coker Road Yeovil Somerset BA20 2JA	The erection of a pharmacy (Revised application)	Recommend refusal on the following grounds: <ul style="list-style-type: none"> - Increase in traffic and associated safety concerns - opposite to the bus stop and associated safety concerns - Wrong location and would set precedent of commercial development in residential area - Concerns regarding noise and light pollution - Concerns associated with security - Insufficient parking - Insufficient information provided regarding siting of air conditioning units - SSDC highway concerns previously raised not addressed
<p>Mr R Fraser, Mr T Burlinson, Mr D Staddon, Mr G Hunt, Ms V Muir and Mr P Jean, all nearby residents, raised the following concerns:</p> <ul style="list-style-type: none"> - Parking provision is inadequate and would result in on-street parking on Forest Hill which would hinder the use of private driveways, and cause safety issues with the public and children using the bus stop - Delivery vans will not have space to turn - The proximity of the development to the nearby busy junction where traffic often queues - Safety concerns for pedestrians in the area - Petition submitted is misleading indicating that proposal is on the south side of West Coker Road, and some of the signatories live some 					

				<p>distance away</p> <ul style="list-style-type: none"> - A new pharmacy will be finished at the Hendford Lodge medical centre in May - Anticipate industrial bins will have to be situated in one of the parking bays shown - The applicant felled the trees on the site before making the application - Noise and light nuisance - The siting of the air conditioning units are not shown on the plans 	
7	16/00702/FUL Park Ward	Minster Architecture	19 West Park Yeovil Somerset BA20 1DE	Demolish an existing garage and erection a two storey side extension and new single storey garage, including additional hardstanding for parking (revised application)	Considered previously at March 2016 meeting
8	16/01000/FUL Central Ward	Westbound Ltd	11 High Street Yeovil Somerset BA20 1RG	The carrying out of internal and external alterations including new shop front and replacement side window	Approval
9	16/00895/LBC Central Ward	Mr David Batten	Batten And Co Stores Church House Church Street Yeovil Somerset	The carrying out of structural repairs to building	Considered previously at march 2016 meeting
10	16/01237/FUL Central Ward	Mr C Slade	Land At Corner Of St Nicholas Close Yeovil BA20 1SF	The erection of 1 No. detached dwelling	<p>Refusal on the following grounds:</p> <ul style="list-style-type: none"> - Out of character with the surrounding properties and the Conservation Area - Detrimental to the street scene

	Mr G Cashmore, nearby resident, spoke of several concerns raised by the proposed development:				
	<ul style="list-style-type: none"> - The site is adjacent to Penn House and the Coach House, both listed buildings, and on the boundary of the Conservation Area - Detrimental to layout of St Nicholas Close - Proposed house too far forward on plot and obscures visibility splays - Proposed house is very different to existing dwellings which are all single storey, and the proposed is two storey - Proposal is dominant, has a flat roof, and a 2m wall along the front and is detrimental to the open plan nature of the road - Previous applications refused on the grounds the proposal was contrary to street scene 				
11	16/00661/FUL East Ward	UK Storage Company (SW) Ltd	94 Lyde Road Yeovil Somerset BA21 5D	Alterations, part demolition, extension and the change of use of premises from Use Class B2 (Manufacturing) to Use Class B8 (Storage)	Approval subject to a condition requiring landscaping along the front of the development
<i>At 8.23pm Cllr D Shutler left the meeting and did not return.</i>					
12	16/00805/FUL Preston Ward	Deloitte	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The construction of a canopy for home shopping van loading canopy	Considered previously at March 2016 meeting
13	16/01007/FUL South Ward	Mr & Mrs J & S Groves	11 Hillgrove Avenue Yeovil Somerset BA20 2LP	The erection of a two storey side and rear extension to dwellinghouse (revised application)	approval

14	16/01336/FUL South Ward	Mr & Mrs M Cormack	23 Richmond Road Yeovil Somerset BA20 1BA	The erection of a two storey side and single storey rear extensions to dwellinghouse and the demolition of existing single garage	approval
15	16/01338/FUL South Ward	Mrs Pauline Hazel Hallett	66 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	approval
16	16/01339/FUL Hollands Ward	Mr & Mrs M Axe	47 Chilton Grove Yeovil Somerset BA21 4AW	The erection of a two storey side and single storey rear extensions to dwellinghouse, demolition of existing rear conservatory, WC and garage	approval
17	16/00389/FUL New Town	Yeovil Islamic Association	79 Sherborne Road Yeovil Somerset BA21 4HE	Conversion of existing offices to four one bedroom apartments & external alterations to the facade of the approved Mosque	Refusal on the grounds of insufficient parking
<p>Mr A Richards, of the Sherborne Residents Association, raised the following concerns:</p> <ul style="list-style-type: none"> - Inadequate parking - Security - Light nuisance - Inappropriate use in the area - The 'unstable' position in Sherborne Road where there are currently a number of development projects. 					
18	16/00417/FUL	Westfield Academy	Westfield Academy	The erection of 'Airdome' sports building	approval

	West Ward		Stiby Road Yeovil Somerset BA21 3EP	(GR 354351/116952)	
<p>At 8.50pm Cllr T Lock left the meeting and returned at 8.55pm. He did not take part in the vote.</p> <p>Mr M Wilde, agent, explained the proposal in more detail and answers some technical questions from Committee Members.</p>					
19	16/01545/R3C West Ward	Huish Community Primary School	Carisbrooke Gardens Yeovil BA20 1AY	The erection of a modular building to provide 2 classrooms	approval
<p>An additional application had recently been received from Somerset County Council, and comments were required by 2 May 2016 (before the next meeting)</p>					

9/110. NEIGHBOURING PARISH COUNCIL CONSULTATIONS

Application No Parish Ward		Applicant	Site Address	Proposal	Resolved to :-
1	16/01185/REM West Coker	Abbey Manor Group Ltd	Land at Bunford Park South of the A3088 Western Relief Road Yeovil Somerset	Approval of reserved matters for the formation of road access and the development of land for B1 (office) and industrial use buildings pursuant to outline approval 07/05341/OUT	Support
	16/01217/FUL West Coker	Eagle Investments Ltd	SMV Commercials Brympton Way Lynx West Trading Estate Yeovil Somerset BA20 2HP	The erection of a new industrial building and the change of use of land at rear to additional overflow car parking	Support

9/111. CORRESPONDENCE

To consider a notice of appeal in respect of planning application 15/03862/FUL at 83 Hendford Hill, Yeovil, and the confirmation of two Tree Preservation Orders St Andrew's Road / Preston Road and Preston Park House, Preston Road.

RESOLVED: To note (1) the notice of appeal, and (2) the two confirmed Tree Preservation Orders.

9/112. PLANNING DECISIONS

RESOLVED: that the decisions be noted.

9/113. FEEDBACK FORM

The attention of Members was drawn to the feedback form attached to the agenda and a request made that they be completed and handed to the Deputy Town Clerk at the end of the meeting.

The Chair thanked Simon Fox and the other Planning Officers in Area South at South Somerset District Council for the support and assistance they had provided to the Planning Committee over the last twelve months. She also thanked Helen Ferdinand for her hard work in preparing the new-style agenda and the presentation.

The meeting closed at 9.15pm.

Signed:

Date:

