



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 15 August 2016 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Lock (Chairman), P Chandler, J Conway, K Hussain, T Ledlie, T Lock, G Oakes, E Potts-Jones, F Purbrick, M Roper, D Shutler, A Smith and R Stickland.

In Attendance: H Ferdinand (Deputy Town Clerk)

There were 4 members of the public present.

7.00pm – Meeting commenced.

9/145. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr F Boieangiu – personal; M Lock – conflicting engagement; D Byrne, T Cobb, G Freeman-Bell, S Lowery and W Read – holiday.

RESOLVED: To accept the apologies with the reasons given.

9/146. 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.

9/147. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18 July 2016.

RESOLVED: That the Minutes of previous meeting held on 18 July 2016 be signed as a correct record.

9/148. PLANS LIST (see Table below)

	Application Number Parish Ward	Applicant	Site Address	Proposal	Resolved to Recommend:-
1	16/02914/FUL Central Ward	Mostly Property Ltd	25 Hendford Yeovil Somerset BA20 1UN	The installation of 2 No. replacement windows to ground floor front (retrospective) and to replace 2 No. first floor front windows	Approval
Ms L Ousey, the applicant, spoke to inform the Committee of the background to the application and highlight the positive aspects of the replacement windows. Cllr D Byrne had visited the site and had his comments read out in his absence. The comments of the Conservation Officer were also read out for the information of the Committee.					
2	16/02983/FUL East Ward	Mr Martin Elms	The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX	Installation of new plant machinery in dedicated external plant area	Approval subject to the imposition and monitoring of a noise attenuation condition as recommended by the Environmental Protection Officer
3	16/03143/FUL South Ward	Mr James Crompton	92 Lime Tree Avenue Yeovil Somerset BA20 2PT	The change of use of amenity land to extension of residential curtilage and the erection of a single storey side extension to dwellinghouse (Revised Application)	Approval
4	16/03110/FUL Hollands Ward	Yeovil Ex Services And Social Club	Royal British Legion Club Preston Road Yeovil Somerset BA21 3AZ	The erection of a single storey rear extension	Approval

	Application Number Parish Ward	Applicant	Site Address	Proposal	Resolved to Recommend:-
5	16/02999/ADV Central Ward	Bonmarche	67-69 Middle Street Yeovil Somerset BA20 1LN	The display of 3 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign	Approval
6	16/02482/FUL East Ward	Elite Scaffolding South West Ltd	Unit 2 And 3 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HR	The erection of a two storey front extension to units.	Approval
7	16/03028/FUL West Ward	Miss N Rogers	74 Freedom Avenue Yeovil Somerset BA21 3JN	The erection of a new dwelling with parking (Revised Application)	Approval
8	16/03331/COU Preston Ward	Yeovil District Hospital NHS Foundation Trust	University Centre Yeovil 91 Preston Road Yeovil Somerset BA20 2DN	The change of use of first floor from Use Class D1 (teaching) to Use Class B1 (office)	Approval
9	16/03103/COU South Ward	Mr Rob Harris	2B Kingfisher Close Gazelle Road Lynx Trading Estate Yeovil Somerset BA20 2PJ	The change of use of premises from B1/B8 (Industry/Storage) to Use Class D2 (Leisure)	Approval

	Application Number Parish Ward	Applicant	Site Address	Proposal	Resolved to Recommend:-
10	16/03267/LBC Central Ward	Western Care Ltd	46A Princes Street Yeovil Somerset BA20 1EQ	The display of a non illuminated fascia sign above top window (Implemented)	Approval
11	16/03269/LBC Central Ward	Western Care Ltd	46A Princes Street Yeovil Somerset BA20 1EQ	The display of a non illuminated fascia sign above lower window (Implemented)	Approval
12	16/03272/ADV Central Ward	Western Care Ltd	46A Princes Street Yeovil Somerset BA20 1EQ	The display of a non illuminated fascia sign above top window (Implemented)	Approval
13	16/03200/FUL East Ward	Miss Amy Davey	Flat 2 169 Sherborne Road Yeovil BA21 4HP	The formation of a raised decking area with fencing (Retrospective)	Approval subject to a condition to provide more planting to screen the development
Miss A Davey, the applicant spoke to the Committee and informed Members of the history and need for the development.					
14	16/02916/FUL Central Ward	Age UK	Help The Aged 60 Middle Street Yeovil BA20 1LX	The installation of a new shop front	Approval
15	16/02919/FUL East Ward	Miss Selina Norman	20 St Michaels Avenue Yeovil Somerset BA21 4LB	The erection of a two storey rear extension to dwellinghouse	Approval subject to a condition that there are no side windows overlooking the adjacent school.
At 7.57pm Cllr K Hussain left the meeting and did not return.					

	Application Number Parish Ward	Applicant	Site Address	Proposal	Resolved to Recommend:-
16	16/02446/ADV South Ward	Agustawestland Ltd	Building 250 Main Gate Agustawestland Ltd Lysander Road Yeovil Somerset BA20 2YB	The display of 1 No. externally illuminated fascia sign (Implemented)	Approval
17	16/03232/FUL Milford Ward	Mr & Mrs Andrew Glover	76 Chelston Avenue Yeovil BA21 4PU	The erection of a single storey side and rear extension to dwellinghouse	Approval
18	16/03357/FUL Preston Ward	Mr And Mrs Robin Trowbridge	105 Preston Road Yeovil Somerset BA20 2DZ	The erection of a new dwelling and improvements to existing access	Approval subject to satisfactory visibility splays
19	16/02804/ADV East Ward	Co Op Food	The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX	The display of 1 No. internally illuminated totem sign, 2 No. non illuminated fascia signs, 1 No. internally illuminated fascia sign and 1 No. non illuminated lettering sign	Approval subject to a condition ensuring the lighting is not intrusive to nearby residents
20	16/02845/FUL South Ward	Honeywell Aerospace Uk	Building 134 Normalair Garrett Lysander Road Yeovil Somerset BA20 2YD	Replacement roof covering to part of existing building	Approval subject to the safe removal of the asbestos

	Application Number Parish Ward	Applicant	Site Address	Proposal	Resolved to Recommend:-
21	16/03375/FUL South Ward	Mr And Mrs M Gulliver	31 Turners Barn Lane Yeovil Somerset BA20 2LN	Conversion of loft space, erection of a single storey rear extension and construction of a raised patio to the rear of dwelling	Approval

9/149. NEIGHBOURING PARISH COUNCIL CONSULTATION

Members considered an application at The Peel Centre Retail Park, Babylon Hill, Yeovil (WD/D/16/001406) for the erection of an ancillary pod building incorporating two A1/A3/A5 use units. During the following discussion Members highlighted the issues raised by the Retail Park, and in particular the traffic congestion on the A30, the highway safety of the service road, and the insufficient parking provision on the site. After hearing the objections of Bradford Abbas Parish Council to the current proposal, Members agreed to recommend refusal on the grounds set out by Bradford Abbas Parish Council. Members also requested that the Town Council raises concerns about the lack of consultation with neighbouring authorities by West Dorset District Council, and that there had been no offer of a contribution towards the problems to the infrastructure caused by the development at the Peel Centre.

RESOLVED: (1) to recommend refusal of application WD/D/16/001406 on the grounds listed by Bradford Abbas Parish Council; (2) to raise concerns about the lack of consultation with neighbouring authorities in respect of previous planning applications at The Peel Centre Retail Park; and (3) to raise a concern about the lack of an offer of a financial contribution towards the infrastructure problems which development at The Peel Centre creates across the boundary in Yeovil and Somerset.

9/150. TREE PRESERVATION ORDER

Members considered the Tree Preservation Order application (16/03275/TPO) at Highfield, 6 Wraxhill Road, Yeovil

RESOLVED: to note the application.

9/151. CORRESPONDENCE

The Deputy Town Clerk informed Members of a letter received from SSDC in respect of application 16/01963/FUL at 135 Plantagenet Chase, Yeovil for 'the erection of fencing to west of dwelling to enclose dwelling' advising that planning permission had been granted contrary to the recommendation of the Town Council. Members were very disappointed in the decision.

RESOLVED: To note the correspondence.

9/152. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.18pm.

Signed:

Date: