



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 16 May 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, K Hussain, T Ledlie, M Lock, T Lock, S Lowery, E Pott-Jones, F Purbrick, G Oakes, W Read, M Roper, A Smith and R Stickland.

In Attendance: A Card (Town Clerk) and Cllr, P Gubbins (Milford Ward).

There were 4 members of the public and 1 member of the press present.

7.00pm – Meeting commenced.

9/117. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr F Boieangiu - holiday; Cllr T Cobb – work and Cllr D Shutler – conflicting mayoral engagement.

RESOLVED: To accept the apologies with the reasons given.

9/118. 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.

Cllr G Freeman-Bell declared an interest in that she was a potential customer of Application 16/01226/FUL (Newton Clarke Veterinary Partnership).

9/119. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 11 April 2016.

RESOLVED: That the Minutes of previous meeting held on 11 April 2016 be signed as a correct record.

9/120. EXCLUSION OF PRESS AND PUBLIC

Due to the confidential nature of the business of items 9/128 under the Public Bodies (Admission to Meetings) Act 1960 s3, it is likely a motion to exclude members of the public and press during discussion of this item will be considered by the Councillors. [Public Bodies \(Admission to Meetings\) Act 1960 s3](#)

RESOLVED: That Agenda Item 9/128 be heard with the Public and Press excluded.

9/121. PLANS LIST

See table below

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend
1	16/01678/FUL Central Ward	Somerset County Council	Tesco Stores Queensway Place Yeovil Somerset BA20 1DL	The creation of a second vehicular exit on Clarence Street	Approve subject to: <ul style="list-style-type: none"> • Safety measures put in place for pedestrians • Barrier to prevent exit on Clarence Street after 8pm to reduce noise levels at night.
<p>John Rawlins raised the following concerns; many pedestrian walk along Clarence Street and that the creation of this additional exit will split the walkway. There would be safety issues as prams and mobility scooters would need ramps for ease of accessibility up and down the pavements.</p> <p>Eileen Knight (a resident at Clarence Court) voiced her concerns regarding noise, pollution and stack up of traffic. She commented that the time to get onto the roundabout was already too long and that the additional volume of traffic would make this even worse.</p> <p><i>2 members of the public left at 7:28pm and did not return.</i></p>					
2	16/01745/FUL East Ward	Dyer Metal Mesh Ltd	Land Rear Of 1 To 6 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The use of land to create 13 No. fenced and gated storage areas and access (Revised application/Part retrospective)	Approve subject to EA approval reference to containment of fluids and any spillages.
3	16/01552/OUT Milford Ward	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Outline application for residential development with illustrative proposal for 38 dwellings and associated works	Approve subject to being built sympathetically to the characteristics of the existing building.
4	16/01553/LBC Milford Ward	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Demolition of roofless derelict building	Approve
<p><i>Cllr P Gubbins left at 7:38pm and did not return.</i></p>					

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend
5	16/01810/FUL Park Ward	Mr M Gee	64 Grove Avenue Yeovil Somerset BA20 2BE	The erection of a replacement front boundary wall with new railings and new block paving to widened access and driveway	Approve subject: <ul style="list-style-type: none"> To visibility being maintained Conservations Officer's report
<i>2 members of the public left at 7:38pm and did not return.</i>					
6	16/01620/FUL Preston Ward	Marst Developments Ltd	Preston Park House Preston Road Yeovil BA20 2EF	Demolition of modern extensions, internal and external alterations and provision of a first floor to existing single storey extension to create 2 No. dwellings, erection of 3 No. new dwellings, provision of associated garages and car ports, hard and soft landscaping and all associated site works	Approve subject to: <ul style="list-style-type: none"> Garages being a sufficient distance away from boundaries of 155/157. Affordable Housing Provision
7	16/01621/LBC Preston Ward	Marst Developments Ltd	Preston Park House Preston Road Yeovil BA20 2EF	Demolition of modern extensions, internal and external alterations and provision of a first floor to existing single storey extension to create 2 No. dwellings, erection of 3 No. new dwellings, provision of associated garages and car ports, hard and soft landscaping and all associated site works	Approve subject to: <ul style="list-style-type: none"> Garages being a sufficient distance away from boundaries of 155/157. Affordable Housing Provision
8	16/01772/FUL East Ward	Mr And Mrs D Boulton	Land Adjoining 20 Camborne Grove Yeovil Somerset BA21 5DG	The erection of a block of 4 No. flats and 1 No. attached dwelling with associated car parking and alterations to access (Revised application)	Approve
9	15/05250/FUL West Ward	Mrs J Mironska	52 Springfield Road Yeovil Somerset BA21 3NJ	The erection of decking and timber canopy (Retrospective)	Approve
<i>Cllr M Lock left the room at 7:56 pm.</i>					

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend
10	16/01398/FUL Central Ward	Yeovil District Hospital	Yeovil District Hospital Higher Kingston Yeovil Somerset BA21 4AT	The installation of a new air handling unit and external supply and extract ductwork (Part retrospective)	Approve
<i>Cllr M Lock returned at 7:59pm.</i>					
11	16/01574/FUL West Ward	Mr Nigel King	4 Ferndale Gardens Yeovil Somerset BA21 3HU	The erection of a conservatory to the rear of dwelling house (GR 354136/116512)	Approve
12	16/01588/FUL South Ward	Mr James Crompton	92 Lime Tree Avenue Yeovil Somerset BA20 2PT	The erection of a single storey side extension to dwelling house	Withdrawn 11 th May 2016
13	16/01613/R13 Central Ward	South Somerset District Council	80 South Street Yeovil Somerset BA20 1QH	The carrying out of internal and external alterations including change of roof materials at rear and removal of render to gable end	Approve
14	16/01630/LBC Preston Ward	Mr & Mrs J Brown	225 Preston Road Yeovil Somerset BA20 2EW	The carrying out of internal and external alterations including the removal of staircase and internal partitions and formation of new external door	Approve
15	16/01226/FUL Preston Ward	Newton Clarke Veterinary Partnership	142 Preston Road Yeovil Somerset BA20 2EE	Change of Use of former public house to form a veterinary surgery to the ground floor and two residential flats to the first floor	Approve
16	16/01860/S73A South Ward	First Steps Nursery	First Steps Nursery 148 Hendford Hill Yeovil	Application to vary condition No. 05 (number of children) of planning permission 99/00222/COU to increase the number to a	Approve subject to: <ul style="list-style-type: none"> • Sufficient safety measures put in place

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend
			Somerset BA20 2RG	total 47 children	<ul style="list-style-type: none"> Adequate parking in line with SCC Parking Strategy
<i>The member of the press left at 8:07pm.</i>					
17	16/02008/FUL Hollands Ward	Mr And Mrs Richard Paine	33 Chilton Grove Yeovil Somerset BA21 4AW	The erection of a replacement garage	Approve
<i>Cllr G Freeman-Bell left the room at 8:14pm and returned at 8:16pm.</i>					
18	16/01717/LBC Central Ward	Mr Craig Howes	1 Church Terrace Silver Street Yeovil BA20 1HX	The carrying out of external alterations to display a non illuminated projecting sign	Approve subject to Conservation Officer's report
19	16/02007/ADV Central Ward	Mr Craig Howes	1 Church Terrace Silver Street Yeovil Somerset BA20 1HX	The display of a non illuminated projecting sign	Approve subject to Conservation Officer's report
20	16/01532/COU South Ward	Mr I White	73-77 Hendford Hill Yeovil Somerset BA20 2QN	The use of existing car sales and preparation business to include a public hand car wash and valet service (Revised Application) (Part Retrospective)	Approve
21	16/01964/FUL Central Ward	Paul Hamblin.	1 Goldcroft Yeovil	The erection of an additional floor to existing building to form 1 No. additional apartment.	Approve subject to meeting original planning obligations.
<i>Cllr K Hussain left the room at 8:33pm and did not return.</i>					

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend
22	16/01280/ADV South Ward	Day Lewis	Hendford Pharmacy Hendford Lodge Surgery 74 Hendford Yeovil BA20 1UJ	The display of 2 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign	Approve

9/122. NEIGHBOURING PARISH COUNCIL CONSULTATIONS

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to :
1	16/01274/FUL Brympton	Aaron Purnell	165 Larkhill Road Yeovil Somerset BA21 3HW	The formation of a vehicle access and hardstanding	Support
2	16/01528/ADV Brympton	Poundland	Unit 7B Western Avenue Brympton Yeovil BA22 8YQ	The display of 2 No. internally illuminated fascia signs (Retrospective)	Support
3	16/01826/DPO Barwick	Yeovil Agricultural Society	Land At Two Tower Lane Barwick Yeovil Somerset BA20 2R	Application to discharge a S 106 agreement dated 13 th September 1999 between South Somerset District Council and the trustees of Yeovil Agricultural Society, William Batten, Susan Batten and David Batten to release land	Support

9/123. TREE PRESERVATION ORDER – FOR INFORMATION ONLY

To note the Tree Preservation Order (16/01322/TPO) at Tesco Petrol Station, Yeovil.

RESOLVED: To note the Tree Preservation Order (16/01322/TPO)

9/124. CORRESPONDANCE

To consider a notice of appeal in respect of planning application 15/03206/FUL at 16 Northbrook Road, Yeovil.

RESOLVED: To note the notice of appeal.

9/125. PLANNING DECISIONS

To consider the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

9/126. FEEDBACK FORM

To consider the responses from the feedback form concerning the new-style agenda.

RESOLVED: to note the report.

9/127. FINANCIAL STATEMENT – FEBRUARY/MARCH 2016

To consider the financial statement for the period of February 2016 to March 2016.

RESOLVED: to note financial statement for the period of February 2016 to March 2016.

The Committee passed a resolution (see item 9/120) to exclude the press and public from the remainder of the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

9/128. E-MAIL CORRESPONDANCE

To consider the e-mail correspondence between Yeovil Town Council and a member of the public.

RESOLVED: to note the e-mail correspondence.

The meeting closed at 8.38pm.

Signed:

Date: