



# 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 10 December 2018 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

**Present:** Cllrs G Oakes (Chairman), M Beales, J Conway, K Gill, K Hussain, M Lock, P Lock, S Lowery, E Potts-Jones, A Pugsley, W Read, M Roper, A Smith, A Soughton & R Stickland.

**In Attendance:** H Ferdinand (Deputy Town Clerk).

4 members of the public were present. No members of the press were present.

7:02pm – Meeting commenced.

### **9/367. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs P Chandler (work commitment), T Ledlie (conflicting engagement), T Lock (unwell), J Lowery (unwell), F Purbrick (conflicting engagement).

**RESOLVED:** To accept the apologies with the reasons given.

### **9/368. 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 S Lowery declared a personal interest in the application at Preston School, Yeovil (18/02978/OUT) as she has worked there in the past.

Cllr E Potts-Jones declared a personal interest in the application at Preston School, Yeovil (18/02978/OUT) as her foster child attends the school.

Cllrs P Lock and M Lock declared a personal interest in the application at 54 Buckland Road, Yeovil (18/03538/FUL) as they buy fuel there.

Cllr K Hussain declared a personal interest in the application at the Land at the r/o 43 Lyde Road, Yeovil (18/02931/COU) as he knows the applicant.

All Liberal Democrats (Cllrs K Gill, K Hussain, M Lock, P Lock, S Lowey, G Oakes, E Potts-Jones, A Pugsley, W Read, M Roper, A Smith, A Soughton, and R Stickland declared a personal interest in the application at Unit 5, St John's House, Church Path, Yeovil (18/02931/COU) as the site is close to the Liberal Democrats office.

**9/369. MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 12 November 2018.

**RESOLVED:** That the Minutes of the previous meeting held on 12 November 2018 be signed as a correct record.

**9/370. PLANS LIST** (see Table below)

## 9/370. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
As members of the public present wished to speak on items 1, 12 and 13 on the Plans List, it was proposed by the Chairman and agreed, to re-order the items to take items 1, 12 and 13 first.					
1	18/03374/OUT  New Town	Draytons Decorations Ltd	Land At Hill View Yeovil BA21 4HN	Outline application for the erection of five dwellings	Refusal on the grounds of overdevelopment of the site and the potential for loss of light to neighbours; highway safety (dangerous access); unacceptable parking arrangements (tandem parking); concerns about drainage; archaeological concerns; ecological concerns; and asbestos concerns following the demolition of garages on the site.
<p>Mr Thompson, resident of Hill View, raised objections to the development on behalf of the local residents. He informed the Committee that the application site is covered in thick vegetation, and that the ecology on the site will be disturbed; the access road is very poor and cannot support additional traffic, and would be very difficult with construction traffic which would also damage the private road; the access onto the Sherborne Road is very dangerous; existing parking will be lost; and debris and asbestos (from the demolished garages) was dumped on site.</p> <p><i>At 7.18pm Cllr E Potts-Jones joined the meeting.</i></p> <p><i>At 7.21pm two members of the public left the meeting and did not return.</i></p>					
12	18/03361/FUL  Preston	Mrs D Legg	5 Preston Park Mews Preston Road Yeovil	Erection of detached double garage with attic storage, detached workshop and installation of sliding gate in existing boundary wall.	Approve subject to the garage being used for residential use only

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
13	18/03362/LBC  Preston	Mrs D Legg	5 Preston Park Mews Preston Road Yeovil	Installation of sliding gate in existing boundary wall.	Approval
<p>The above two applications were dealt with together. Mr Legg, applicant, explained the proposed scheme to Member. He said the sliding gate was for privacy from two new bungalows, and the attic over the new garage was to be used for residential storage.</p> <p><i>At 7.29pm two members of the public left the meeting and did not return.</i></p>					
2	18/02754/FUL  West	Mr & Mrs A Miller	Holcote House Mudford Road Yeovil BA21 4AE	Change of use and conversion of former college studio to a separate single storey dwelling, including driveway and parking with access from existing shared access road.	Approve subject to the satisfaction of the District Council's arboriculturalist.
3	18/03482/FUL  East	Conrad Energy (Developments) Limited	Plot 33 Oxford Road Pen Mill Trading Estate Yeovil	The proposed installation of a Peaking Gas Generation Plant	Approval
4	18/02978/OUT  West	Brothwell	Preston School A Business And Enterprise Academy Monks Dale Yeovil	Outline application for the erection of a hall extension	Approval

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
5	18/03633/COU Central	Classic Management Services Ltd	54 Middle Street Yeovil BA20 1LX	The change of use of premises from a shop (Use Class A1) to a flexible use of either shop (Use Class A1) or non-residential institution (Use Class D1).	Approval
6	18/03462/LBC Central	Mr Andrew Hatton-Woods	Flat 5 80 South Street Yeovil BA20 1QH	The carrying out of alterations to convert the second floor to a self contained flat and the installation of 3 rooflights (Revised application)	Approval
7	18/03824/FUL Preston	Palmers Trading Estates(Preston) Ltd	Palmers Fish & Chips Bernards Way Yeovil	The erection of an extension to premises.	Approval
8	18/03538/FUL East	Mr Harry Norman	Fuel Oil Depot 54 Buckland Road Pen Mill Trading Estate Yeovil	Proposed formation of an additional vehicular access and associated landscaping works and the use of land and building for the storage, distribution and display of landscaping materials and equipment.	Approval
9	18/02931/COU East	Mr Deyvid Batista	Land r/o 43 Lyde Road Yeovil BA21 5AT	The change of use of premises from a workshop (Use Class B2) to a church (Use Class D1)	Approval

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
10	18/02822/COU Central	Ms Karen Groom	Unit 5 St Johns House Church Path Yeovil BA20 1HE	Change of use of unit from a cake shop unit (Use Class A1) to an aesthetics clinic (Use Class) D2.	Approval
11	18/03530/ADV Central	Dunelm	Former BHS 12 Ivel Square Yeovil	The display of 4 No. illuminated building signs and 1 No. non-illuminated welcome sign	Approval
14	18/03506/HOU New Town	Mr & Mrs J Watson	Wyndham Hill Sherborne Road Yeovil BA21 4HQ	Erection of a single storey timber frame extension to garage (Retrospective)	Approval
15	18/02351/FUL Preston	Mr Derren Price	10 St Andrews Road Yeovil BA20 2DE	The erection of a first floor rear extension and loft conversion with 1 No. dormer window and 4 No. rooflights.	Approval subject to the SCC Parking Strategy
16	18/03583/HOU Hollands	Mr & Mrs Knapman	46 Willow Road Yeovil BA21 3AW	Demolition of existing porch and erection of single storey extension. Proposed loft conversion with minor internal alterations.	Approval

### **9/371. CORRESPONDENCE**

The Deputy Town Clerk informed Members that a letter had been received from SSDC confirming that a provisional Tree Preservation Order for a copper beech tree outside 44 West Hendford, Yeovil had become effective on 28 November 2018.

Also, a notification of an application for the felling of a protected fir tree had also been received; application no. 18/03880/TPO at Flowers House, 15 Hendford, Yeovil. The application was noted.

### **9/372. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda. Members were disappointed to note that application 18/02340/COU for the change of use of premises from a 6-bedroom HMO (use class C4) to an 8-bedroom House of Multiple Occupancy at 24A Coronation Avenue had been permitted contrary to the Town Council's recommendation for refusal.

**RESOLVED:** that the decisions be noted, and an email sent to SSDC in respect of the disappointment expressed about application 18/02340/COU.

The meeting closed at 8.10 pm.

Signed:

Date: