



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Mayor : Cllr D Shutler, Town Clerk : Amanda Card *BA (Hons), CPFA*  
T-01935 382424, F-01935 382429, W - [www.yeovil.gov.uk](http://www.yeovil.gov.uk)  
E-mail [Town.Clerk@yeovil.gov.uk](mailto:Town.Clerk@yeovil.gov.uk)

## **Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 11 June 2018 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ**

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

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

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

7:01pm – Meeting commenced.

### **9/324. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs P Chandler (conflicting engagement), M Lock (conflicting engagement), P Lock (conflicting engagement), W Read (work commitment).

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

### **9/325. 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.

All District Councillors (K Hussain, T Lock, G Oakes, A Smith and R Stickland) declared a personal and prejudicial interest in respect of the application at Yeovil Recreation Centre, Pickett Lane (18/01765/R3D) as South Somerset District Council is the applicant. These Councillors took part in the discussion, but did not vote.

Cllr F Purbrick declared a personal and prejudicial interest in applications on land north of Bunford Lane (18/01630/S73) and Milford Infants School (18/01640/R3C) as the applicant for both applications is Somerset County Council and she is a County Councillor and a member of the Cabinet. She did not take part in the discussions and did not vote.

Cllr K Hussain declared a personal and prejudicial interest in the application at 12 Roping Road (18/01743/FUL) as his wife is the applicant. He left the meeting and did not vote.

Cllr K Hussain also declared a personal interest in the applications at 6 – 7 South Western Terrace (18/01190/FUL & 18/01191/ADV) as he knew the applicant.

Cllr A Pugsley declared a personal interest in the application at Milford Infants School, Glenthorne Avenue (18/01640/R3C) as a member of his family works at the school.

**9/326. MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 8 May and 14 May 2018.

**RESOLVED:** That the Minutes of the previous meetings held on 8 May and 14 May 2018 be signed as a correct record.

**9/327. PLANS LIST** (see Table below)

## 9/327. PLANS LIST

The Chair, with the agreement of the Committee, re-ordered the consideration of the applications on the Plans List in the light of members of the public attending.

7.06 – Cllr A Smith arrived for the meeting.

|   | APPLICATION NO.<br>Parish Ward | Applicant            | Site Address   | Proposal  | Resolution |
|---|--------------------------------|----------------------|--|---|------------|
| 7 | 18/01190/FUL<br>Central        | Mr Matt<br>Thackwell | 6 - 7 South Western<br>Terrace<br>Yeovil<br>Somerset<br>BA20 1NB | Internal and external alterations including knocking through and change of use from shop (use class A1) to mixed use A3/A4 (restaurant/cafe/drinking establishment) | Approval   |
| 8 | 18/01191/ADV<br>Central        | Mr Matt<br>Thackwell | 6 - 7 South Western<br>Terrace<br>Yeovil<br>Somerset<br>BA20 1NB | The display of 1 No. non illuminated fascia sign.   | Approval   |

The above two applications were considered together. Mr Thackwell (father of the applicant who was unable to attend) informed the Committee that his son had set up the Kasb about 4 years ago and that it was doing very well. Therefore the applicant is looking to expand the business, and as the newsagent next is going to retire, he is seeking permission to knock through and expand into it. Generally, Councillors were very supportive of the business and the expansion plans.

7.15pm – two members of the public left.

|    |                          |                                    |  |   |  |
|----|--------------------------|------------------------------------|--|---|--|
| 11 | 18/01765/R3D<br>Hollands | South Somerset<br>District Council | Land At Yeovil<br>Recreation<br>Centre<br>Pickett Lane<br>Yeovil | Application to formalise the use of existing overflow car park to allow use by Yeovil College including 6 No. 5m high lighting columns. | Refuse on the grounds of highway safety. |
|----|--------------------------|------------------------------------|--|---|--|

Mr Wheeler addressed the Committee and said that he lived on Pickett lane close to the entrance to the car park. He explained how dangerous the entrance was, but that most people using the car park used the adjacent recreation centre and therefore did not come out on to the road. He is concerned that if the car park is used for people going to Yeovil College, a large number of people will park and then walk out and along the road to the College which would be very dangerous. Whilst recognising the pressing need for more parking at the College, Councillors were concerned about the safety of pedestrians.

7.23 – one member of the public left the meeting.

|  | APPLICATION NO.<br>Parish Ward | Applicant         | Site Address  | Proposal   | Resolution   |
|--|--------------------------------|-------------------|---|--|--|
| 1  | 18/01434/OUT<br>South          | Mr J St Quintin   | 110 West Coker Road<br>Yeovil<br>BA20 2JE                         | Outline application for the erection of 5 dwellings including ancillary access road and parking.   | Approve subject to the recommendations of the ecological report (section 5).   |
| 2  | 18/01328/FUL<br>Milford        | Ms Tina Cross     | 1 Milford Road<br>Yeovil<br>BA21 4QE                              | The erection of a new dwelling attached to existing dwelling.  | Approval   |
| 3  | 18/01317/FUL<br>Preston        | Miss L Dare       | 3 Watercombe Lane<br>Yeovil<br>BA20 2ED                           | Alterations to include demolition of conservatory and garage, erection of rear extension, conversion of attic into additional living accommodation, the formation of dormer and balcony and the erection of detached garage / outbuilding. | Approval   |
| Councillors noted that the proposals had been amended and the balcony had been removed from the above proposals. |                                |                   |   |  |  |
| 4  | 18/01502/FUL<br>Preston        | Mr Steven Roberts | Asda Stores Ltd<br>Preston Road<br>Yeovil<br>Somerset<br>BA20 2HB | The reconfiguration of existing petrol filling station and associated works  | Approval subject to the conditions recommended by Brympton PC:<br>1. Close boarded fence to be installed to reduce direct sight of cars as they go through the garage at night;<br>2. Landscaping to be carried out before the beginning of the works;<br>3. A limit to be placed on the permitted evening and early morning working hours |
| Councillor A Pugsley asked that it be minuted that he voted against the approval of the above application.       |                                |                   |   |  |  |
| 5  | 18/01207/ADV<br>Preston        | Mr Robert Parkes  | Asda Stores Ltd<br>Preston Road<br>Yeovil<br>BA20 2HB             | The display of 2 No. internally illuminated totem signs, 2 No. internally illuminated fascia signs, 3 No. non-illuminated fascia signs, 2 No. banner signs and 6 No. non-illuminated signs.  | Refuse on the grounds of the potential adverse impact of the illuminated signs on the residential amenity of the nearby residents.   |
| 7.46pm – Cllr E Potts-Jones left the meeting and did not return  |                                |                   |   |  |  |

|  | APPLICATION NO.<br>Parish Ward | Applicant                                | Site Address  | Proposal  | Resolution   |
|--|--------------------------------|--|---|---|--|
| 6  | 18/01133/LBC<br>Central        | Miss Tara<br>Tredger                     | 1 Penn House<br>St Nicholas Close<br>Yeovil<br>Somerset<br>BA20 1SB             | Replacing glass front door with a solid<br>wooden door.   | Approval   |
| 9  | 18/01060/FUL<br>East           | Pen Mill Infants<br>& Nursery<br>Academy | Pen Mill County<br>Infant<br>School<br>St Michaels Avenue<br>Yeovil<br>BA21 4LD | Demolition of existing unsafe link corridor<br>and abutting mono pitch roofed circulation<br>area and construction of replacement<br>buildings.   | Approval   |
| <i>7.48pm – Cllr F Purbrick left the meeting</i>         |                                |  |   |   |  |
| 10   | 18/01630/S73<br>South          | Somerset County<br>Council               | Land North Of<br>Bunford Lane<br>Yeovil<br>Somerset                             | Application to vary conditions 2 (approved<br>plans), 16 (noise mitigation), and 17 (travel<br>plan) and remove conditions 4 (finished floor<br>levels) and 8 (access arrangements) of<br>approval 16/03628/FUL | Approval   |
| <i>7,50pm – Cllr F Purbrick returned to the meeting.</i> |                                |  |   |   |  |
| 12   | 18/01606/S73<br>South          | Mr I White                               | 73-77 Hendford Hill<br>Yeovil<br>Somerset<br>BA20 2QN                           | Application to vary/remove planning<br>condition 8 (access) of approval<br>12/00236/FUL (to determine lawful<br>commencement)   | No comment because the paperwork online does not<br>relate to the application, and it is a legal issue |
| 13   | 18/01605/S73A<br>South         | Mr I White                               | 73-77 Hendford Hill<br>Yeovil<br>Somerset<br>BA20 2QN                           | Application to vary/remove planning<br>condition 8 (access) of approval<br>12/00236/FUL (to determine lawful<br>commencement)   | No comment – legal issue   |
| 15   | 18/01511/FUL<br>Milford        | Mr Scott Whittle                         | 184 Goldcroft<br>Yeovil<br>Somerset<br>BA21 4DB                                 | The erection of a single storey extension with<br>associated raised decking.  | Approval   |

|  | APPLICATION NO.<br>Parish Ward | Applicant                                       | Site Address  | Proposal   | Resolution |
|--|--------------------------------|---|---|--|------------|
| 16   | 18/01384/FUL<br>South          | Mr Colin<br>Lawrence                            | 6 Sandhurst Road<br>Yeovil<br>Somerset<br>BA20 2LG                  | The erection of a single storey rear extension to dwellinghouse.   | Approval   |
| 17   | 18/01405/S73A<br>Preston       | Mrs Gemma<br>Wilkes                             | 108 Preston Road<br>Yeovil<br>Somerset<br>BA20 2DY                  | Application to vary condition 2 (approved plans) of approval 17/02512/FUL to allow changes to the external surface of the 1st floor extension from render to lap cladding. | Approval   |
| 18   | 18/01493/ADV<br>New Town       | The MSG Group                                   | 5 Wyndham Street<br>Yeovil<br>BA20 1JJ                              | The display of 1 No. externally illuminated fascia sign.   | Approval   |
| 19   | 18/01415/ADV<br>Central        | Somerset And<br>Dorset Family<br>History Centre | 1A Broadway House<br>Peter Street<br>Yeovil<br>Somerset<br>BA20 1PN | The display of 1 No. non illuminated fascia sign and 1 No. non illuminated projecting sign.  | Approval   |
| 20   | 18/01760/COL<br>Park           | Mr Duncan<br>Neil Richards                      | 21 The Park<br>Yeovil<br>Somerset<br>BA20 1DG                       | Application for a lawful development certificate for the lawful commencement of 12/03941/FUL   | Approval   |
| 21   | 18/01640/R3C<br>Milford        | Ian Mason                                       | Milford Infants<br>School<br>Glenthorne Avenue<br>Yeovil            | A new single storey modular building for a nursery classroom at Milford County Infant School located at Glenthorne Avenue Yeovil<br>BA21 4PG                               | Approval   |
| <i>8.02pm – Cllr K Hussain left the meeting and did not return</i> |                                |   |   |  |            |
| 14   | 18/01743/FUL<br>Central        | Mrs Jusna<br>Hussain                            | 12 Roping Road<br>Yeovil<br>Somerset<br>BA21 4BD                    | Erection of single storey rear extension to dwelling.  | Approval   |

## **9/328. CORRESPONDENCE**

The Deputy Town Clerk informed Members that an email had been received explaining that despite the Town Council's recommendation to refuse application 18/00526/COU at 12 High Street for a seating area to the front of the café, the application had been recommended for approval. The application had been referred to Ward Members, but had not been called into Committee, and therefore it had been approved with conditions.

Two applications (details below) for works to protected trees had recently been received and passed to Cllr M Roper to consider before the meeting and advise Members. The applications were discussed and no concerns were raised.

### **18/01744/TPO**

Applicant: Yeovil College

Location: Yeovil College, Ilchester Road, Yeovil

Proposal: To carry out tree surgery works to various trees within groups G1 and G2

### **18/01756/TPO**

Applicant: Mr A Miller

Location: Holecote House, Mudford Road, Yeovil

Proposal: to fell a Monterey cypress tree known as T50

## **9/329. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

**RESOLVED:** that the decisions be noted.

The meeting closed at 8.13pm.

Signed:

Date: