



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Mayor : Cllr D Recardo
Town Clerk : Amanda Card BA (Hons), CPFA
T-01935 382424, F-01935 382429, W - www.yeovil.gov.uk
E-mail Town.Clerk@yeovil.gov.uk

Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 12 November 2018 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

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

In Attendance: H Ferdinand (Deputy Town Clerk).

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

7:02pm – Meeting commenced.

9/359. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs M Lock (conflicting engagement), P Lock (conflicting engagement), K Gill (work commitment), F Purbrick (personal).

RESOLVED: To accept the apologies with the reasons given.

9/353. 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 (18/03037/FUL) as she has worked there in the past.

Cllr E Potts-Jones declared a personal interest in the application at Preston School, Yeovil (18/03037/FUL) as her foster child attends the school.

Cllr S Lowery declared a personal interest in the application at 125 Westland Road, Yeovil (18/03047/HOU) as she knows the applicant.

Cllr M Beales declared a personal interest in the application at 22 West Coker Road, Yeovil (18/03117/HOU) as the applicant is a friend.

9/361. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 October 2018.

RESOLVED: That the Minutes of the previous meeting held on 15 October 2018 be signed as a correct record.

9/362. PLANS LIST (see Table below)

9/362. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	18/02750/FUL Yeovil Central	Stonewater Ltd	The Park School The Park Yeovil BA20 1DH	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.	<p>Recommend refusal on the grounds of:</p> <ul style="list-style-type: none"> - The density of the housing is too high and represents overdevelopment of the site - The design of the new dwellings is not in keeping with the character of the area. - The tandem parking arrangement is not acceptable - The potential for increase in traffic generation - The exit/entrance close to the bend is considered to be dangerous. <p>NB. The Town Council considers that the conversion of the existing building with a sympathetic design would be more appropriate.</p>
<p>Mr G Hann spoke about the above application saying he thought the existing building is wonderful and is part of Yeovil's heritage, and should be retained. The Chair asked him to refer the issue to SSDC. Ms C Summers spoke on behalf of the residents of The Park and raised a number of concerns including: the disregard for the character of the street; the design was plain, dull, ugly and unsophisticated; parking provision is inadequate and there is no scope for visitors; parking in the road might cause issues for existing residents entering their properties; the opening of the additional Tesco exit had added to the traffic; anti-social behaviour; site is at a higher level which would result in lack of privacy and loss of light; the scheme lacks front gardens and landscaping so wildlife would suffer; and, the flood risk from the communal parking at a higher level.</p> <p>Mr A Tregay, representing the agent Boon Brown, noted the concerns of the residents, but emphasised that the applicant was an affordable housing provider seeking permission to provide 24 affordable dwellings of various sizes. He said the design is subjective, and that the high density was appropriate for a town centre location. The Highways Consultant had raised no objection to the visibility splays, and the parking provision was in line with policy. An engineered solution would avoid any surface water run-off on to the road.</p> <p>Members of the Committee discussed the application and the issues raised before voting on the proposals.</p> <p><i>At 7.40pm 13 members of the public left the meeting and did not return.</i></p>					
2	18/02390/FUL Park	Mr R Edge	59 Preston Road Yeovil BA20 2BW	Alterations and the conversion of main building from hostel to 9 residential flats.	Approval, subject to the double yellow lines in the vicinity being made continuous to ensure road safety, and the provision of a bin store.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
<i>At 7.49pm Cllr T Ledlie left the meeting.</i>					
3	18/03122/OUT Yeovil South	Ms Claire Chapman	62 West Coker Road Yeovil	Outline application for the erection of a 3 bedroom dwelling at the rear of 62 West Coker Road (resubmission of 18/01546/OUT)	The application is invalid and therefore was not considered.
4	18/03037/FUL West	Brothwell	Preston School A Business And Enterprise Academy Monks Dale Yeovil	Alterations and refurbishment of existing toilets and the erection of a new extension to provide extra toilet facilities.	Approval
<i>At 7.52pm Cllr T Ledlie returned to the meeting.</i>					
5	18/03284/HOU Yeovil East	Mr & Mrs G Drapala	2 Glenville Road Yeovil	The erection of single storey rear extension to dwelling.	Approval
6	18/03261/HOU Yeovil East	Mr & Mrs S Hart	4 Glenville Road Yeovil	Erection of single storey rear extension to dwelling	Approval
7	18/03336/HOU Milford	Mr M Northam	27 Highfield Road Yeovil Somerset	Erection of a replacement detached garage.	Approval
8	18/03344/HOU Milford	Mr & Mrs David Underhill	17 Elmhurst Avenue Yeovil Somerset	The erection of single storey rear extension.	Approval
9	18/02636/HOU East	Mr Garry Joyce	17 Clifton Close Yeovil	Erection of carport (retrospective)	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
10	18/03495/PAIA Central	Mr Mark Thomas	17 Wyndham Street Yeovil	Notification for prior approval for the proposed change of use of former ground floor shop to a residential unit	Noted
11	18/02811/HOU New Town	Mrs Lesley Mesure	34 Grass Royal Yeovil	Erection of single storey rear extension to dwelling and alterations to access path at the front of the dwelling.	Approve, subject to the satisfactory retention of the neighbour's steps.
12	18/03148/HOU Milford	Mrs M Evans	22 Elmhurst Avenue Yeovil	Alterations and the erection of a single storey rear extension to dwelling	Approval
13	18/02817/HOU Milford	Miss J Summers	114 Milford Road Yeovil	The erection of single storey rear extension to dwelling.	Approval
14	18/02357/FUL East	Mr & Mrs Dave Nardiello	237 St Michaels Avenue Yeovil	The erection of a first floor extension to rear of dwellinghouse.	Approval
15	18/03047/HOU Yeovil south	Mrs Dare	125 Westland Road Yeovil	Erection of a single story rear extension to form disabled shower.	Approval
16	18/02339/FUL South	Mr John Teasdale - Camelot Care (Yeovil) Ltd	166 Hendford Hill Yeovil	Partial demolition, proposed change of use, conversion and extension to form 7 No. residential apartments with associated parking and amenities.	Approval, subject to compliance with the Somerset County Highway's recommendations, and the allocation of parking spaces for specific residential units.
17	18/03117/HOU South	Mr & Mrs M. Cobley	22 West Coker Road Yeovil	Alterations and conversion of the existing garage to domestic accommodation and the erection of a single storey extension to the rear with undercroft, front entrance porch and a new detached double garage	Refuse as it is out of keeping with the streetscene, and breaches the building line.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
18	18/02932/HOU Whitemead	Mr M Ralphs	92 White Mead Yeovil	The erection of a single storey rear extension	Approval

9/363. NEIGHBOURING PARISH COUNCIL CONSULTATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	18/02444/FUL West Coker	S Morris Ltd	Plot 7A Gazelle Road Lynx Trading Estate Yeovil Somerset	Construction of a concrete batching and mixing plant and associated works	Noted

9/364. CORRESPONDENCE

The Deputy Town Clerk informed Members that a letter had been received from SSDC explaining that despite the Town Council's recommendation to refuse application 18/02462/FUL at Goldcroft, Yeovil to erect two buildings to provide 66 apartments for NHS students and keyworkers, 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 and a S106 Agreement. The letter from Yeovil Hospital dated 29 October 2018 had been circulated to Members before the meeting, but in light of permission being granted, no response was deemed necessary.

A notification of an application for works to a protected oak tree had also been received; application no. 18/03571/TPO at 18 Tarratt Road, Yeovil. The application was noted.

9/365. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

9/366. DRAFT BUDGET 2019/20

Members considered the proposed draft budget for 2019/20.

RESOLVED: to recommend approval of the draft budget for 2019/20 to the Policy, Resources and Finance Committee.

The meeting closed at 8.25 pm.

Signed:

Date: