



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
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BA20 1PQ

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## Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 15 October 2018 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

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

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

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

7:02pm – Meeting commenced.

### **9/352. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs T Ledlie (work commitment), J Conway (conflicting engagement), M Roper (prior engagement).

**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 R Stickland declared a personal interest in the application at Thorne House, Eastville, Yeovil (18/02695/FUL) as he lives near to the application site.

Cllr M Beales declared a personal interest in the application at 208 Goldcroft, Yeovil (18/03120/S73) as the applicant is a previous neighbour.

Cllr F Purbrick declared a personal interest in the Keyford application, Dorchester Road, Yeovil (15/01000/OUT) as she is a County Councillor and Cabinet Member for Education (a school is proposed on site).

Cllr P Chandler declared a personal and prejudicial interest in the application at Thorne House, Eastville, Yeovil (18/018/02695/FUL). He left the meeting during the discussion of the application, and did not vote.

Cllr A Pugsley declared a person interest in the advertisement applications at Yeovil Country Park Centre (18/02425/ADV & 18/01385/ADV) as he knows of the applicant.

**9/354. MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 17 September 2018.

**RESOLVED:** That the Minutes of the previous meeting held on 17 September 2018 be signed as a correct record.

**9/355. PLANS LIST** (see Table below)

## 9/355. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
As the members of the public present wished to speak on items 4 and 5, and item 12 on the Plans List, it was proposed by the Chairman and agreed, to re-order the items to take items 4, 5 and 12 first.					
4	18/02425/ADV Central	Mr Gary Cashmore	Yeovil Country Park Centre Brunswick Street Yeovil	Erection of a 8 metre flag pole to display flags associated with the Yeovil Country Park	Approve
Mr G Cashmore of the Friends of Yeovil Country Park (applicant) addressed the meeting informing Members that the Country Park had won the green flag award for the last 5 years, but had no facility to fly the flag.					
5	18/01385/ADV Central	South Somerset District Council	Yeovil Country Park Centre Brunswick Street Yeovil	The display of 5 No. non illuminated fascia signs.	Approve
12	18/01122/FUL East	Kenika Properties	Great Western Hotel 47 Camborne Grove Yeovil BA21 5DG	Change of use of former public house to 8 no flats with associated internal, external works and parking.  AMENDED PLANS/ADDITIONAL INFORMATION	Maintain objection on the grounds of overdevelopment of the site (although the Town Council is not against the development of the site in principle); the proposals do not meet the requirements of the County Parking Strategy; the potential for increased problems associated with on- street parking which will adversely impact on road safety for the community; and, the adverse impact on residential amenity.  The Town Council would also make the point that it was unfortunate that the developers did not seek pre- application advice before starting the development.
Mr J Hawkins, who lives nearby in Camborne Place, spoke to the Committee outlining his objections to the development, and in particular the lack of parking provision for the number of flats.  <i>At 7.27pm the two members of the public left the meeting and did not return. At 7.28pm Cllr P Chandler left the meeting.</i>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
1	18/02695/FUL New Town	Blockworks Group Ltd	Thorne House Eastville Yeovil BA21 4JD	Alterations and the change of use of premises to 16 No. 1 bed self-contained supported living apartments (Use Class C3), with ancillary staff area, associated open space, car parking, demolition and construction of a new single storey side extension together with external works and alterations	Approve subject to the comments of the 'Designing out Crime' officer.
<i>At 7.32 Cllr P Chandler returned to the meeting.</i>					
2	18/02480/FUL East	The Group - The Co-Operative Group	Co-Op Yeovil Service Station Sherborne Road Yeovil	Erection of an extension to existing deliveries store and replacement air conditioning and refrigeration plant	Approve subject to the satisfaction of the Environmental Health Officer
3	18/02566/ADV East	CO-OPERATIVE FOOD	Co-Op Yeovil Service Station Sherborne Road Yeovil	The display of various illuminated and non-illuminated signs.	Approve
6	18/02288/FUL South	Mr J Holloway	11 Cherry Tree Drive Yeovil	Erection of a single storey side extension incorporating existing garage	Approve
7	18/03032/S73 East	Mr Nathan Beck	141 Rosebery Avenue Yeovil	Application to vary condition no. 2 (approved plans) of approval 18/00794/FUL to amend location of windows & doors	Approve
8	18/02661/FUL South	Mr And Mrs Varley	22 Maple Drive Yeovil	The erection of a single ground floor extension to dwelling	Approve
9	18/03120/S73 Milford	Mr And Mrs J P Trott	208 Goldcroft Yeovil	Application to vary condition 2 (approved plans) of approval 18/00203/FUL to alter openings on north east and north west elevations.	Approve

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
10	18/02893/FUL South	Mr A. S. White And Miss R. J. Bryan	11 Wraxhill Road Yeovil	The erection of two storey rear extension to dwelling.	Approve
11	18/02923/FUL South	Mrs J A Lewis	7 Wraxhill Road Yeovil	Demolish existing garage, log store and shed and the erection of detached car port.	Approve subject to the safe removal of asbestos to the satisfaction of the Environmental Health Officer if found in the buildings to be demolished

### **9/356. NEIGHBOURING PARISH COUNTY CONSULTATION**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	15/01000/OUT East Coker	Keyford Landowners	Land At Keyford Dorchester Road Yeovil Somerset	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)	<ol style="list-style-type: none"> <li>1. The Town Council draws attention to the fact that the north-east corner of the Keyford site falls within the boundary of Yeovil Town, and therefore would appreciate being fully consulted in the future, and not as an adjoining parish.</li> <li>2. The Town Council generally welcomes this planned development integrating the facilities within it.</li> <li>3. The Town Council, however, is very concerned about the impact of the development on the local highway infrastructure, and in particular, the junction of the A37 and Two Tower Lane, and the Quicksilver roundabout/Hendford Hill.</li> </ol>

### **9/357. 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 18/01621/FUL at 1 & 2 Preston Park Mews, Preston Road, Yeovil to erect two bungalows, 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.

An email had also been received from SSDC to inform the Town Council that application 18/01982/FUL at 44 Westbourne Grove, Yeovil had been approved with conditions, despite the Town Council resolving to recommend refusal.

Finally, a notification of an appeal decision had been received. The appeal had been dismissed and it related to application 17/04437/FUL at Land adj. 2 Monmouth Road, Yeovil for the erection of a dwelling. The Town Council had resolved to recommend refusal of the application.

### **9/358. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

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

The meeting closed at 8.03 pm.

Signed:

Date: