



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
E-mail Town.Clerk@yeovil.gov.uk

Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 13 February 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Chandler, Gail Freeman-Bell, T Ledlie, M Lock, T Lock, S Lowery, G Oakes (Chairman), E Potts-Jones, F Purbrick, W Read, D Shutler, A Smith and R Stickland.

In Attendance: H Ferdinand (Deputy Town Clerk – job share)

There was 1 member of the public, and no members of the press present.

7.00pm – Meeting commenced.

Due to the absence of the Chairman, the Vice-Chairman Cllr G Oakes took the Chair. He requested that Cllr E Potts-Jones stand in as Vice-Chairman.

9/194. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Cllr P Lock – unwell; K Hussain – work commitments; and M Roper – conflicting engagement.

RESOLVED: To accept the apologies with the reasons given.

9/195. 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 application 16/05529/TEA at land adj. Bradfords, 98 Hendford Hill, Yeovil as the applicant EE Ltd is her phone provider.

9/196. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 16 January 2017.

RESOLVED: That the Minutes of previous meeting held on 16 January 2017 be signed as a correct record.

9/197. PLANS LIST (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/00221/OUT Central	Abbey Manor Capital Partners	Land Adjoining Old Cinema Bed Centre Court Ash Yeovil Somerset	Outline consent for the demolition of existing buildings and the erection of a 10 unit residential apartment building (including details of access) and associated works	Approval subject to conditions in respect of adequate waste disposal facilities, and restricted hours of working given the close proximity of residents and the demolition proposed.
<p>Mr Frost of Boon Brown Planning, agent for the applicant, emphasised to Members that this was an 'outline' application for the redevelopment of the site for a maximum of 10 apartments using the existing access. The layout provided was just indicative and further detail would be available with a subsequent application. Ground floor parking is proposed with apartments above which would result in 4 storeys; similar in scale to the adjacent Court Ash development. This application seeks to address the previous concerns raised in respect of scale relating to a previous application for 14 apartments. He considered that the development of this site would not prejudice the future development of the cattle market site.</p> <p>Members discussed the proposed development and raised concerns including the lack of contributions payable given the number of apartments proposed; parking provision; provision of waste disposal facilities; and site working hours given the demolition and nearby residents.</p> <p><i>At 7.15pm the member of the public left the meeting and did not return.</i></p>					
2	17/00442/FUL South	Mr J Wilding And Ms J Roberts	New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ	The erection of a detached granny annexe	Approve subject to an appropriate occupancy condition being imposed.
3	17/00435/FUL South	Mr J Wilding And Ms J Roberts	New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ	The erection of a rear boundary fence and access gate	Approve subject to the appropriate licence to use the access being obtained.
4	16/05529/TEA South	EE Ltd	Land Adj Bradfords Building Supplies Ltd 98 Hendford Hill Yeovil Somerset BA20 2QR	Notification for the prior approval of the siting and appearance of a 17.5m high telecommunications tower with 3 No. antennas, 2 No. dishes, 3 No. ground based equipment cabinets and other ancillary equipment thereto.	Noted

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
5	16/05192/FUL South	Wm Morrison Supermarkets PLC	Morrisons Petrol Station Lysander Road Yeovil BA20 2AU	Alterations and the erection of a side extension to existing kiosk	Approve subject to the works not being within a 3.5m radius of protected trees.
6	17/00485/PAIA Central	Acorn Land Ltd	15 Wyndham Street Yeovil Somerset BA20 1JH	Prior approval for the proposed change of use of ground floor former shop to a residential unit	Noted.
7	17/00129/FUL Preston	Mr & Mrs Mike Kerr	53 St Andrews Road Yeovil BA20 2DF	Alterations and the erection of a two storey rear extension to dwellinghouse and raised patio	Refuse on the grounds that the extension is too large and wrongly orientated which would result in the potential for loss of light and amenity to no. 51.
8	17/00456/FUL South	Mr S Wood and Miss S Dagnell	Land Adj 3 West Coker Road Yeovil Somerset BA20 2LU	Demolition of existing workshop and erection of a new dwelling with parking and the formation of new vehicular access	Approve subject to the high hedges and trees being dealt with appropriately.
9	17/00437/ADV Central	Boots	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	Installation of an internally illuminated projecting sign	Approve
10	17/00098/FUL Central	Bamfords Ltd	44 Hendford Yeovil BA20 1UW	The installation of replacement windows, the addition of 1 No. rooflight to the rear, and the painting the external walls	Approve subject to compliance with the comments of the Conservation Officer including the requirement to provide details.
11	16/05183/LBC Central	Penn Hill Dental Surgery	Penn Hill Dental Surgery 1 Penn Hill Yeovil Somerset BA20 1SF	The installation of handrails to front entrance porch and also at the bottom of entrance path	Approval

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AMENDED PLANS / ADDITIONAL INFORMATION

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	16/05224/FUL Newtown	Matthews Properties Ltd	5 Wyndham Street Yeovil BA20 1JJ	The erection of a single storey rear extension, the installation of 2 new windows to west elevation of existing building, and repositioning of air conditioning units	Refuse on the grounds of the lack of information in respect of the existing scale of the business, and that the size of the proposed extension would result in the potential to increase sales and associated activities which would have an unacceptable impact on residential and visual amenity.

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TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	Application No Parish Ward	Applicant	Site Address	Proposal	
1	17/00375/TPO Hollands	Mr Wes Read	Wellcombe House 94 Ilchester Road Yeovil BA21 3BL	To fell 1 Horse Chestnut tree and to carry out tree surgery works to various other trees all known to be within the South Somerset District Council (Yeovil No.7) Tree Preservation Order 1989	withdrawn

9/200. CORRESPONDENCE

The Deputy Town Clerk informed Members no correspondence had been received.

9/201. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.50.

Signed:

Date: