



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Mayor : Cllr D Shutler, Town Clerk : Amanda Card *BA (Hons), CPFA*  
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## **Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 15 May 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ**

**Present:** Cllr P Lock, J Conway, T Ledlie, M Lock, T Lock, S Lowery, E Potts-Jones, F Purbrick, M Roper, A Smith and R Stickland. The three new Members, J Lowery, A Pugsley and K Gill (arrived 7.23pm) were present, but did not vote because they have not attended the training yet.

**In Attendance:** H Ferdinand (Deputy Town Clerk – job share) and Tiffany Bartlett (Trainee Administrator). S Fox (Area Lead Officer, Development Management, SSDC)

There were 2 members of the public, and no members of the press present.

**7.02pm** – Meeting commenced.

### **9/221. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Cllr G Oakes – personal; W Read – work commitment; D Shutler – conflicting engagement; G Freeman-Bell – out of the country; P Chandler – work commitment and K Hussain - unwell.

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

### **9/222. 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.

### **9/223. MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 10 April and 9 May 2017.

**RESOLVED:** That the Minutes of previous meetings held on 10 April and 9 May 2017 be signed as a correct record.

**9/224. HOUSES IN MULTIPLE OCCUPATION (HMOs)**

Simon Fox, Area Team Leader at South Somerset District Council, gave a PowerPoint presentation in respect of an Article 4 Direction concerning houses in multiple occupation (HMOs) within five areas of Yeovil that had come into force in November 2016. After the presentation Members asked questions and emphasised their concerns about the potential for such development to have a detrimental impact on parking issues in the areas concerned.

The Deputy Town Clerk was asked to circulate the PowerPoint presentation to all Members.

**9/225. PLANS LIST** (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1.	17/01997/FUL Central	Yeovil District Hospital NHS Founda	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	The erection of a specialist Acute Day Surgery Unit and associated external Plant Room	Approval subject to improvements to the southern end of the Lane in the interests of public safety
Simon Fox, Area Team Leader, SSDC, introduced and explained the application for Yeovil Hospital, after which the Members discussed the proposals.					
12	17/01559/FUL Hollands	Mr Nicholas Worley	112 Mudford Road Yeovil BA21 4AL	The erection of a two storey rear extension to dwellinghouse	Approval subject to the projection being scaled back to the satisfaction of the case officer.
This application was brought forward by the Chairman because the applicant was at the meeting. The applicant, Mr N Worley, informed Members that he viewed the house as a house for life, and although he had considered moving to a larger house, he had been unable to do so, and was therefore wanting to extend his present home. Emails from the case officer, and a neighbour were considered relating to issues such as overhanging eaves, overshadowing, and the overall scale of the proposal.					
<i>At 8.00pm Simon Fox and two members of the public left the meeting and did not return.</i>					
2	17/01756/FUL South	Bourne Development	108/110 West Coker Road Yeovil BA20 2JE	Demolition of bungalow at 110 West Coker Road and erection of 9 No. dwellings including ancillary access road and parking.	Approval subject to the wildlife mitigation measures recommended by the ecologist; a satisfactory drainage system to address the potential issue of surface water run-off; and, favourable highway comments.
<i>At 8.10pm Cllr T Ledlie left the meeting</i>					
3	17/01478/FUL Central	HTI Fitness Ltd	4/6 Frederick Place Yeovil Somerset BA20 1LD	The change of use of premises from retail (Use Class A1) to a gym (Use Class D2) and the installation of air conditioning units.	Approval
<i>At 8.15pm Cllr T Ledlie re-joined the meeting.</i>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
4	17/01819/FUL Central	Mr Goldstein	First And Second Floors 8/10 Church Street Yeovil BA20 1HE	The creation of 4 No. new window openings on north west elevation, 2 No. new windows, 1 No. new door and widening of 3 existing windows to create doorways in the internal courtyard and the erection of a new bridge link	Approval subject to the comments of the Conservation Officer.
5	17/01826/S73 New Town	Jacobs Estates And Rental LLP	46/46A Mount Pleasant Yeovil Somerset BA21 4JL	Application to vary condition 2 (approved plans) of approval 16/00029/FUL to amend window positions/ replace opening windows with high level fixed lights on south west elevation/addition of mail delivery reception area adjoining entrance door.	Approval
6	17/01642/FUL South	Mr And Mrs R J Lane	24 Sandhurst Road Yeovil Somerset BA20 2LE	Alterations and the erection of a two storey rear extension to dwellinghouse	Approval
7	17/01575/FUL South	Mr James Waterfall	4 Lower Turners Barn Lane Yeovil Somerset BA20 2JH	The erection of a garage.	Approval
8	17/01606/FUL Park	Mr Giles Bazley	34 Grove Avenue Yeovil Somerset BA20 2BB	Demolition of existing shed and the erection of a single storey rear/side extension to dwellinghouse with additional patio area/extended decked area	Approval

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolved to recommend:-</b>
9	17/01566/FUL South	Sundial Developments	38 Beaconfield Road Yeovil Somerset BA20 2JN	Alterations, the erection of a side extension and replacement garage.	Approval
10	17/01500/FUL Preston	Mr D Pinkett	Land Rear Of 105 Preston Road Yeovil Somerset BA20 2DZ	The erection of a carport/shed to serve new dwelling under construction	Approval
11	17/01788/FUL South	Mr And Mrs Brian Tomlinson	14 Lime Tree Avenue Yeovil Somerset BA20 2PW	Demolition of existing conservatory and the erection of an extension	Approval
13	17/01757/FUL Milford	Miss F Glover	186 Goldcroft Yeovil BA21 4DB	Alterations and the erection of single storey side extensions and the formation of a raised decked area	Approval
14	17/01334/S73 Central	Mrs I Brett	15 Tanyard Way Yeovil BA20 1EH	Application to vary planning condition 2 (approved plans) of planning approval 14/05169/FUL to agree details of new external ground floor window changes	Approval

9/226

**NEIGHBOURING PARISH COUNCIL CONSULTATION**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolved to:-</b>
1	17/01765/FUL Brympton	Carpetright Plc	Carpet Right Unit 5 Houndstone Retail Park Western Avenue Brympton Yeovil BA22 8YQ	The installation of replacement windows and the creation of 2 No. new large glazed windows to front elevation.	Noted

9/227

**TREE PRESERVATION ORDER**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolved to:-</b>
1	17/01379/TPO	Mr Wes Read	Wellcombe House 94 Ilchester Road Yeovil BA21 3BL	Application to fell 1 No. Horse chestnut tree and 1 No. European Larch 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	noted

## **9/228. CORRESPONDENCE**

The Deputy Town Clerk informed Members of a provisional Tree Preservation Order that was effective from 29 March 2017. It covers three trees (1 pine and 2 beech trees) at Ashcroft, 2 Dorchester Road, Yeovil. The trees are close to the Quicksilver Roundabout at the junction of Dorchester Road and West Coker Road.

The Deputy Town Clerk also informed Members of an email that had been received from SSDC in respect of application 17/00912/FUL at 5 Chilton Grove, Yeovil. The Town Council had recommended approval, but the application had been refused for two reasons:

- The scale, design and bulk of the extension would result in the unacceptable overbearing and unneighbourly relationship with neighbouring properties to the detriment of residential amenity.
- The proposal represents poor design and is of a scale and bulk that is unsympathetic to the proportions of the existing property.

## **9/229. PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

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

The meeting closed at 8.38pm.

Signed:

Date: