



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 16 January 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllr P Lock (Chairman), J Conway, Gail Freeman-Bell, T Ledlie, M Lock, S Lowery, G Oakes, E Potts-Jones, F Purbrick, W Read, M Roper, 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.

9/187. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

D Shutler – conflicting engagement; T Lock – conflicting engagement; and P Chandler – personal matter.

RESOLVED: To accept the apologies with the reasons given.

9/188. 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 G Oakes declared a personal interest in application 16/05425/FUL at 25 Highfield Road, Yeovil as he lives close by, and Cllr G Freeman-Bell declared a personal and prejudicial interest in application 16/05289/FUL at 105 Preston Road, Yeovil.

9/189. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 December 2016.

RESOLVED: That the Minutes of previous meeting held on 12 December 2016 be signed as a correct record.

9/190. PLANS LIST (see Table below)

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
<i>At 7.05pm Cllr G Freeman-Bell left the meeting during the discussion of the following application.</i>					
1	16/05289/FUL Preston	Mr And Mrs Robin Trowbridge	105 Preston Road Yeovil Somerset BA20 2DZ	The erection of a new dwelling and improvements to existing access (Revised application)	Approval
<i>At 7.08pm Cllr G Freeman-Bell returned to the meeting, and the member of the public left the meeting and did not return.</i>					
2	16/05169/FUL Long mead	KFC UKI	KFC Western Avenue Brympton Yeovil BA22 8YQ	Overcladding of existing brick work.	Approval
3	16/05339/FUL Central	Kaspas (NW) Ltd	Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT	The carrying out of alterations to shop front	Approval
<i>At 7.14pm Cllr G Oakes left the meeting and did not take part in the discussion of the following application.</i>					
4	16/05425/FUL Milford	Mr William Hallett	25 Highfield Road Yeovil Somerset BA21 4RP	The erection of a single storey rear extension	Approval subject to a condition in respect of an investigation into the potential contamination of the site
<i>At 7.18pm Cllr G Oakes returned to the meeting.</i>					
5	16/05273/FUL Milford	Mr Glen Goodey	51 Glenthorne Avenue Yeovil BA21 4PN	The erection of replacement fence and wall	Approval subject to the provision of a hardstanding as recommended by the Planning Officer

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
6	16/05486/FUL Park	Mr & Mrs Pugh	37A Preston Road Yeovil BA21 3AE	The erection of a two storey rear extension and front entrance porch to dwellinghouse	Approval
7	16/05217/FUL South	Mr & Mrs Norris	First Steps Nursery 148 Hendford Hill Yeovil BA20 2RG	The extension to car park, formation of retaining walls, landscaping and engineering works (Part retrospective/revised application)	Approval subject to the requirements of the Tree Officer in respect of planting and maintaining trees being followed, and the receipt of favourable comments from SCC Highways.
8	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 No. new windows to west elevation of existing building and repositioning of air conditioning units	Defer on the grounds there is not enough information available to make an informed decision.
9	16/05285/FUL Milford	Mr I Hill And Miss V Meaden	246 Goldcroft Yeovil Somerset BA21 4DA	Demolition of existing garage and sunroom and the erection of a detached double garage	Approval subject to a condition in respect of the potential contamination of the site.
10	16/05275/FUL West	Mr B Egan	151 Ilchester Road Yeovil BA21 3BQ	Demolition of existing rear conservatory and construction of new rear single storey extension and raised decked area	Approval
11	16/05415/FUL Long Mead	Mr And Mrs Twine	High Croft 230 Preston Road Yeovil Somerset BA20 2EU	Alterations and the erection of single storey extensions and a detached garage	Approval subject to the installation of obscure glazing being installed in the W.C. and utility windows on the new extension to protect the overlooking of the neighbour.
12	16/05268/S73A Hollands	Mr Hamid Mustafa	59 Chilton Grove Yeovil Somerset BA21 4AW	Application to vary planning conditions 2 (approved plans) and 4 (additional window) of approval 15/04493/FUL	Approval subject to the proper consolidation of the pedestrian access to the side of the property.

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
13	16/05340/ADV Central	Kaspas (NW) Ltd	Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT	The display of 2 No. internally illuminated fascia signs and 2 No. internally illuminated projecting signs	Approval subject to the external signs being "awning-style" in keeping with the streetscene and the adjacent business.

9/191. TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	Application No Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	16/05205/TPO	Mark Law	Morrisons Lysander Road Yeovil Somerset BA20 2AU	Application to carry out tree surgery works to numerous tree and to fell one Goat willow tree all know to be within the South Somerset District Council (Yeovil No.3) Tree Preservation Order 2002	Noted (Determined by SSDC prior to meeting)
2	16/05348/TPO	Mr J Beattie	Preston Park House Preston Road Yeovil Somerset BA20 2EF	Application to carry out tree surgery works to a Beech tree known as T1 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1992 and to carry out tree surgery works to 2 No. Yew trees known as T1 and T2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2016	Noted (Determined by SSDC prior to meeting)
3	16/05349/TPO	St Margarets Hospice	St Margarets Hospice Little Tarratt Lane Yeovil Somerset BA20 2HU	Application to carry out tree surgery works to a Black pine tree and a Sycamore tree all within the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2001	Noted (Determined by SSDC prior to meeting)
The Deputy Town Clerk briefly advised the Committee of the background to the above TPO applications for information.					

9/192. CORRESPONDENCE

The Deputy Town Clerk informed Members of a letter received from SSDC in respect of application 16/04599/FUL for the erection of a detached dwelling and garage at 24 Sandhurst Road, Yeovil. The Committee had recommended approval of the application subject to there being sufficient space for turning on site, but the application had been granted permission without space for turning on site as the road is a cul-de-sac and most properties do not have on site turning.

RESOLVED: To note the correspondence.

9/193. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.12.

Signed:

Date: