



Yeovil Town Council

Town House
19 Union Street
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Somerset
BA20 1PQ

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 14 August 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllrs P Lock (Chairman), J Conway, K Gill, K Hussain, M Lock, T Lock, J Lowery, E Potts-Jones, F Purbrick, M Roper, A Smith and R Stickland. Two new Members, J Lowery and K Gill were present, but were unable to vote as they have not yet attended the training.

In Attendance: H Ferdinand (Deputy Town Clerk), Tiffany Bartlett (Trainee Administrator), and Simon Fox (Area Lead Officer South, SSDC).

One member of the public was present. No members of the press were present.

7:05pm – Meeting commenced.

9/245. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs P Chandler (unwell); G Freeman-Bell (away); T Ledlie (out of the country); S Lowery (away); W Read (work commitment) and D Shutler (conflicting commitment).

RESOLVED: To accept the apologies with the reasons given.

9/246. 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 F Purbrick declared a personal interest in application 17/03197/FUL at 66 Rowan Way (Item 9 on the Plans List) as she lived nearby. Cllr R Stickland declared a personal interest in application 17/02896/FUL (Item 1 on the Plans List) at the Olds Garage site, Sherborne Road as his mother lives in the adjacent property. Cllrs P Lock and M Lock declared a personal interest in application 17/03145/FUL (Item 2 on the Plans List) at the Trading Estate, Bunford Lane as they had carried out work at the site in the past.

During the meeting Cllrs P Lock, M Lock and J Conway declared a personal interest in application 17/03036/FUL at Rustywell Park when it became apparent that they knew the applicant.

9/247. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17 July 2017.

RESOLVED: That the Minutes of previous meeting held on 17 July 2017 be signed as a correct record.

9/248. NEIGHBOURING PARISH CONSULTATION (see Table below)

| | APPLICANT NO. Parish Ward | Applicant | Site Address | Proposal | Resolved to recommend: |
|---|--------------------------------------|---|---------------------------------|---|---|
| 1 | 17/02805/HYBRID West Coker | Abbey Manor Group Ltd /Sainsburys Supermarkets Ltd. | Land at Bunford Lane, Yeovil | Hybrid mixed-use planning application on 21.6 hectares of land known as Bunford Park comprising: 1) FULL APPLICATION for formation of new road access, erection of 2,040sqm gross Class B1 offices and light industrial/Class B8 storage and distribution unit and erection of 8,443sqm gross Class A1 foodstore, petrol filling station, car parks and related infrastructure and landscaping. 2) OUTLINE APPLICATION for formation of remainder of a 56,051sqm gross business park including erection of Class B1 office and light industrial and Class B8 storage and distribution uses, secondary road access off Bunford Hollow, other related infrastructure and landscaping and all other matters reserved for future consideration. 3) EIA development. | Approval subject to Highways Authority and environmental consultations being favourable |
| <p>Simon Fox of SSDC gave an overview of the application to the Members explaining the proposed uses of the site and the layout. He informed them that the site had been included in discussions for inclusion in the Local Plan since 2004, and that in 2007 an application for a business park had been submitted which had been approved in 2011. He also drew attention to a further application had been submitted for residential development on the east part of the site. Many technical reports had been submitted in support of the proposals. The highway proposals link with the Western Corridor works and propose a new roundabout at the access to the site opposite the SSDC offices, and improvement works at the roundabout at the bottom of Bunford Hollow. An extra access off Bunford Hollow will serve only the eastern area of the site including the residential development. Simon Fox advised that the proposed Sainsburys store was large and would pay for the infrastructure allowing the business development units to be built.</p> <p>A discussion with Members followed covering many aspects of the proposals including: traffic generation and highways, the sequential test for retail development, planned investment, need for another supermarket, employment generation and the positive aspects of investment in the town.</p> | | | | | |

9/249. PLANS LIST

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolved to recommend: |
|--|--------------------------------|--------------------------------------|--|---|--|
| 1 | 17/02896/FUL New Town | Marlin Land (Yeovil) Ltd | Former Olds Motor Group Sherborne Road Yeovil BA21 4HA | Demolition of existing buildings and the erection of a Class A1 (retail) store with associated access, parking, ancillary works and landscaping. | Approval subject to a satisfactory outcome of negotiations in respect of highways (including the entrance and exit arrangements), environmental issues (including surface water run-off and flooding), landscaping, and an agreed scheme of working including the control of construction hours and dust mitigation. |
| <p>Simon Fox explained the proposals to Members emphasising that this was an 'edge of town centre' site rather than an 'out of town centre' site (as the previous application was), and that the application was for a new Aldi store which was smaller than the proposed Sainsburys store. Members discussed all aspects of the application including: the recognition that the existing derelict site needs developing; the need for investment on the east side of the town; concern over the highways arrangements; concern over the potential for surface water run-off; potential street scene improvements; mitigation of nuisance from plant at the rear of the store; and the need to control the construction times.</p> <p><i>At 8.26pm Simon Fox left the meeting and did not return.</i></p> <p><i>At 8.26pm Cllr K Hussain left the meeting, and returned at 8.28pm.</i></p> <p><i>The Chair announced that item 3 on the Plans List would be brought forward on the agenda for the benefit of the member of the public who had come to the meeting to hear the discussion of the application.</i></p> | | | | | |
| 3 | 17/02895/OUT South | Mr B P Wright | 2 Arnewood Gardens Yeovil Somerset BA20 2LQ | Outline application for the demolition of existing detached garage and annexe, the subdivision of plot and the erection of a new detached dwelling with new access | Approval |
| <p><i>At 8.40pm the member of the public left the meeting and did not return.</i></p> | | | | | |
| 2 | 17/03145/FUL Preston | Palmers Trading Estates (Preston) | Land At Higher Farm Trading Estate Bunford Lane Yeovil BA20 2ET | The erection of a self storage building with offices, the change of use of land to an outside storage area including vehicle and caravan storage and the change of use for the sale of cars and caravans (including storage of vehicles/caravans) (Part retrospective/revised application) | Approval |
| 4 | 17/02523/COU Central | Mr Tim Dodgson | 98 Middle Street Yeovil BA20 1NE | The change of use of premises from Use Class A3 (restaurant) to a mixed use of A3 and A4 (drinking establishment) | Approval subject to obtaining an alcohol license |

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolved to recommend: |
|----|--|-------------------------------------|--|--|--|
| 5 | 17/02524/ADV Central | Mr Tim Dodgson | 98 Middle Street Yeovil BA20 1NE | The display of 2 No. internally illuminated fascia signs. | Approval subject to a licence from the Highways Authority should the sign overhang the public highway. |
| 6 | 17/03108/FUL West | Mrs Beverley Burling | 23 Freedom Avenue Yeovil BA21 3JN | Alterations and the erection of a single storey rear extension to dwellinghouse. | Approval |
| 7 | 17/02889/FUL South | Mrs Hickman | Three Corners Dorchester Road Yeovil Somerset BA20 2RW | The erection of a replacement conservatory | Approval |
| 8 | 17/02903/FUL South | Mr Paul Gilbie | 23 Sandhurst Road Yeovil Somerset BA20 2LE | Alterations and the erection of a single storey side extension to dwelling | Approval |
| 9 | 17/03197/FUL South | Mr C Turner | 66 Rowan Way Yeovil Somerset BA20 2NR | The erection of a single storey rear kitchen extension and a two storey side extension to dwellinghouse | Approval |
| 10 | 17/03250/S73A West | Mr L Daniel And Miss L Nardiello | 102 Abbey Road Yeovil Somerset BA21 3EZ | Variation to condition 2 (approved plans) of planning approval 17/02075/FUL to alter east gable window dimensions W1 and W2, add W4. | Approval |
| 11 | 17/02867/ADV Central | HTI Fitness Ltd | 4/6 Frederick Place Yeovil Somerset BA20 1LD | The display of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign. | Approval subject to a licence from the Highways Authority should the sign overhang the public highway. |

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolved to recommend: |
|----|--|----------------------|---|--|---|
| 12 | 17/02631/FUL East | Mr Reginald Gibbs | 12 Montrose Road Yeovil BA21 5PJ | Extension to front entrance porch and the replacement of flat roof with pitched roof. | Approval |
| 13 | 17/03036/FUL South | Mr Philip Osmond | 21 Rustywell Park Yeovil Somerset BA20 2NA | The erection of a porch | Approval subject to the model standards being met (ie. a maximum of 1m x 2m) |

9/250. AMENDED PLANS / ADDITIONAL INFORMATION

| | APPLICANT NO. Parish Ward | Applicant | Site Address | Proposal | Resolved to recommend: |
|---|--------------------------------------|----------------------------------|---|--|---|
| 1 | 17/02875/S73 New Town | Jacobs Estates And Rental LLP | 46/46A Mount Pleasant Yeovil Somerset BA21 4JL | Application to vary planning conditions 2 (approved plans) 3 (materials) 6 (highway improvements) and 7 (lighting to parking area) of approval 16/00029/FUL | Approve subject to the satisfaction of the planning officer, and all highways and street lighting being completed before works start on site. |

9/251. CORRESPONDENCE

The Town Clerk informed Members that an email had been received from the District Council in respect of planning application 17/02058/FUL at 20 Marl Close, Yeovil. The Town Council had resolved to recommend refusal of the application on the grounds of overdevelopment and that it did not comply with parking standards. The case officer had called a site meeting with Ward Members who agreed with the officer's recommendation for approval subject to a condition regarding obscure glazing.

RESOLVED: that the correspondence be noted.

9/252. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 9.05pm.

Signed:

Date: