



Yeovil Town Council

Town House
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BA20 1PQ

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Minutes of the meeting of Planning Committee of Yeovil Town Council held on Monday 16 October 2017 at 7.00pm in the Town House, 19 Union Street, Yeovil BA20 1PQ

Present: Cllrs P Lock (Chairman), P Chandler, J Conway, K Gill, K Hussain, M Lock, S Lowery, J Lowery, G Oakes, E Potts-Jones, A Pugsley, W Read, M Roper, and A Smith.

In Attendance: H Ferdinand (Deputy Town Clerk).

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

7:00pm – Meeting commenced.

9/261. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs T Ledlie (conflicting engagement); T Lock (leave); F Purbrick (leave); D Shutler (work commitment) and R Stickland (personal).

RESOLVED: To accept the apologies with the reasons given.

9/262. 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.

Cllrs P Lock and M Lock declared a personal interest in application 17/03683/FUL at Palmers Garden Centre (Item 13 on the Plans List) as they had carried out work at the site in the past. Cllr S Lowery declared a personal interest in application 17/03654/FUL at Preston School (Item 5 on the Plans List) as she used to work at the school. Cllr K Gill declared a personal and prejudicial interest in application 17/03922/FUL at Westbourne Grove (Item 4 on the Plans List) as he lives nearby.

9/263. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18 September 2017.

RESOLVED: That the Minutes of previous meeting held on 18 September 2017 be signed as a correct record.

9/264. PLANS LIST (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	17/03460/FUL West	Mr Stephen Murphy	80 Preston Road Yeovil Somerset BA20 2DX	The erection of a new dwelling and the creation of a vehicular access to serve existing dwelling (revised application)	Refuse on the grounds of inadequate visibility splays and turning space which may result in vehicles reversing on to the busy road, and the adverse visual impact on the street scene.
2	17/03549/FUL South	Mr & Mrs Nick Barnes	47 Rowan Way Yeovil BA20 2NP	The erection of an attached new dwelling	Refuse on the grounds that the new house will represent overdevelopment of the site resulting in an adverse impact on the adjacent green space and on the street scene by not conforming to the building line and the design and appearance not being in keeping with the surrounding houses.

Mr P Lewis, a nearby resident, drew the attention of Members to the letter of objection he had written to the District Council in respect of this application. The Vice-Chairman read the letter which raised issues such as the proposal was out of keeping with the area; would restrict light to neighbouring properties and the adjacent footpath; result in an increased strain on local services; and represent a precedent on the estate.

At 7.20pm the two members of the public left the meeting and did not return.

3	17/03782/FUL East	Lark Gas Assets Ltd	Fuel Oil Depot 54 Buckland Road Pen Mill Trading Estate Yeovil BA21 5HA	The siting of a 'standby electricity generation plant' with fencing and CCTV.	Approve subject to any concerns identified by the Environmental Protection Officer being addressed regarding possible noise and emissions.
4	17/03922/FUL Preston	Mr And Mrs S A Hole	57 Westbourne Grove Yeovil Somerset BA20 2DG	The erection of a single storey rear extension and formation of a raised patio area.	Approve

Between 7.23pm and 7.27pm Cllr K Gill left the room during the discussion of this application to which he declared a personal prejudicial interest. He did not vote.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
5	17/03654/FUL West	Mr Daniel Edwards	Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD	The retention of Elliott temporary classroom unit	Approve
6	17/03763/LBC Central	Mrs Diane Bedford	The Yeovil Wine Vaults 8-9 Wine Street Yeovil BA20 1PW	The repainting of exterior walls and windows/doors.	The Town Council welcomes the painting of the building, but in the absence of the awaited Conservation Officer's report, raises an objection to the proposed colours as they would have an adverse impact on the street scene, Conservation Area and the Listed Building.
7	17/03793/FUL Park	Mr Barker	17 Grove Avenue Yeovil BA20 2BD	The erection of a replacement conservatory to front of dwellinghouse.	Refuse in line with the comments of the Conservation Officer's comments that the design and appearance of the proposed conservatory would have an adverse impact on the Conservation Area.
8	17/03690/LBC Central	Mr Andrew Hatton- Woods	4 Church Street Yeovil BA20 1HE	The carrying out of internal alterations including the removal of secondary staircase, office partitions and new door.	The Liberal Democrat Members declared an interest as the building is close to their office. The one Member that could vote recommended approval subject to the approval of the Conservation Officer.
9	17/03607/S73 South	Mrs Helen Southern	14 Lower Turners Barn Lane Yeovil BA20 2JH	Application to vary condition 2 (approved plans) of planning approval 15/05385/FUL to reduce projection of extension and remove doors on west and east elevations of garage	Approve

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
10	17/03746/FUL South	Mr And Mrs R S Walters	21 Cypress Drive Yeovil Somerset BA20 2PX	The erection of a two storey rear extension to dwelling	Approve
11	17/03837/FUL Central	Mr Hasson Sabeh	125-129 Middle Street Yeovil Somerset BA20 1NA	The replacement of 11 windows and 1 door to first and second floor flats	Refuse on the grounds that this is a cornerstone building of historic significance and the proposed UPVC windows would have an adverse visual impact.
12	17/03884/FUL Central	Walk On Fitness Ltd	4/6 Frederick Place Yeovil Somerset BA20 1LD	The carrying out of alterations to shop front.	Approve
13	17/03683/FUL Preston	Palmer's Trading Estate (Preston) Ltd	Palmer's Garden Centre Bernards Way Yeovil Somerset BA20 2FH	Proposed roof replacement to part of garden centre.	Approve
14	17/04001/S73A East	Mr D Hutter	Flushing Meadow Sherborne Road Yeovil Somerset BA21 5BG	Application to vary planning condition 12 (approved plans) of approval 12/04247/FUL for a revised design of industrial building.	Approve
15	17/03829/FUL Milford	Mr & Mrs A Glover	76 Chelston Avenue Yeovil BA21 4PU	The erection of a single storey side and rear extension to dwelling house - Revised Application	Approve

9/265. NEIGHBOURING PARISH COUNCIL CONSULTATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	17/03765/FUL Yeovil Without	Gavin Patten	15 Alastair Drive Yeovil BA21 3BT	The erection of a replacement rear single storey extension to dwellinghouse.	No objections raised

9/266. CORRESPONDENCE

The Deputy Town Clerk informed Members there were no items of correspondence.

RESOLVED: to note that no correspondence had been received.

9/267. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.10pm.

Signed:

Date: