



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

Present: Cllrs P Lock (Chairman), P Chandler, J Conway, G Freeman- Bell, K Gill, M Lock, T Lock, S Lowery, J Lowery, G Oakes, E Potts-Jones, W Read, M Roper 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) and Tiffany Bartlett (Trainee Administrator).

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

7:02pm – Meeting commenced.

9/237. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs T Ledlie (conflicting meeting); A Pugsley (holiday); F Purbrick (conflicting engagement) and D Shutler (work commitment).

RESOLVED: To accept the apologies with the reasons given.

9/238. 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 Freeman-Bell declared a personal interest in application 17/02620/LBC at Preston Park House (Item 11 on the Plans List) as she worked with the applicant.

9/239. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 June 2017.

RESOLVED: That the Minutes of previous meeting held on 12 June 2017 be signed as a correct record.

9/240. PLANS LIST (see Table below)

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/02725/FUL South	FJ Chalke & Abbey Manor Group Ltd	Fusion Park West Hendford Yeovil Somerset BA20 2JJ	The erection of a new build motor retail franchise with showroom, workshop, MOT and Valeting facilities and associated car parking and landscaping	Approve subject to a condition ensuring the loading / off-loading of vehicles takes place on site and not on the public highway.
<p><i>At 7.12 the member of the public left the meeting.</i> <i>At 7.15 Cllr P Gubbins joined the meeting.</i></p>					
2	17/02530/FUL Central	Mr G Culver	Land Rear Of 31 Princes Street Yeovil Somerset BA20 1EG	The erection of a four storey building comprising 7 No. flats with cycle and refuse storage and car parking provision.	Refuse on the grounds that the adjacent building has started (permission 07/05593/FUL), and the proposed building will have a detrimental impact on the residential amenity on the occupants of the approved building by virtue of loss of light and loss of outlook from the bedroom windows. There are also concerns in respect of surface water run-off.
13	17/02361/FUL Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	Alterations and the change of use of a retail unit from Class Use A2 (professional services) to Class Use A3/A5 (food & drink/hot food & takeaway) including mechanical ventilation/air conditioning and condensers to rear.	Refuse on the following grounds: detrimental to the character of the conservation area; concerns relating to the position of the extractor fan and ventilation which would be detrimental to residential amenity; concerns over the number of collections and deliveries causing disturbance and nuisance to nearby residents. If approved, a condition should be attached ensuring the business is closed by 11.00pm in line with other similar businesses in the vicinity.
14	17/02508/LBC Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	The carrying out of internal and external alterations to premises	Refuse – refer to 17/02361/FUL
12	17/02362/ADV Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	The display of 1 No. externally illuminated fascia sign and 1 No. externally illuminated projecting sign.	Refuse as the signage would be detrimental to the Conservation Area

At 8.05pm Cllrs P Gubbins and M Lock left the meeting.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
3	17/02597/OUT South	Tauntfield Ltd	24 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ	The erection of an industrial unit (B1, B2, B8) including facility for trade counter operations (OUTLINE)	Approval
<i>At 8.08pm Cllr T Lock left the meeting. He returned with Cllr M Lock at 8.15pm. Neither took part in the discussion of the following application and did not vote.</i>					
4	17/02331/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	Refuse on the following grounds: the proposed development would have an adverse visual impact on the street scene; there is inadequate parking provision; and no provision for on-site turning resulting in vehicles reversing onto a busy road.
5	17/02756/OUT West	Ms D Williams	Land Adj 22 Burroughes Avenue Yeovil BA21 3JU	Outline consent for the erection of a chalet bungalow	Refuse as the proposed development is considered to be overdevelopment of the site resulting in an adverse impact on the street scene and the loss of an attractive amenity space.
6	17/02702/LBC Central	Greenslade Taylor Hunt	Greenslade Taylor Hunt 22 Princes Street Yeovil Somerset BA20 1EQ	The carrying out of internal alterations to ground floor layout	Approve subject to meeting the requirements of the Conservation Officer.
7	17/02058/FUL West	Mr Ray Swain	20 Marl Close Yeovil BA21 3NG	The erection of a two storey rear extension to dwellinghouse	Refuse as the proposed development is considered to be overdevelopment of the site, and it does not comply with the parking strategy.
8	17/02548/LBC Preston	Abbey Manor Group Ltd	The Abbey Preston Road Yeovil Somerset BA202EZ	The retention of a free standing mezzanine floor within the Tithe Barn	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
9	17/02875/S73 New Town	Jacobs Estates And Rental LLP	46/46A Mount Pleasant Yeovil Somerset BA21 4JL	Application to vary planning conditions 3 (materials) 6 (highway improvements) and 7 (lighting to parking area) of approval 16/00029/FUL	Deferred on the grounds of lack of information on all the variations proposed, and especially in respect of the highway proposals.
10	17/02304/FUL Preston	Mr & Mrs David Smith	97 Bell Chase Yeovil BA20 2FF	The erection of a two storey side extension to dwellinghouse	Approval
11	17/02620/LBC Preston	PJR Partnership	Preston Park House Preston Road Yeovil Somerset BA20 2EF	The carrying out of internal alterations to Plots 4 and 5	Approval
15	17/02529/FUL New Town	Mr & Mrs James Watson	Wyndham Hill Veterinary Centre Sherborne Road Yeovil BA21 4HQ	Change of use from veterinary practice to dwelling together with a single storey extension.	Approval
16	17/02689/FUL Long Mead	Mr & Mrs Mark Lawrence	9 Hillborne Gardens Yeovil BA21 3SA	Alterations and the erection of a two storey rear extension to dwellinghouse.	Approval
17	17/02512/FUL Preston	Mrs Gemma Wilkes	108 Preston Road Yeovil BA20 2DY	Alterations and the erection of a first floor rear extension to dwellinghouse	Approval
18	17/02301/FUL Central	Wadworth And Co Ltd	The Armoury The Park Yeovil BA20 1DY	Proposed new fire escape window and associated works.	Approval

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
19	17/02664/DPO South	Stonewater	Former Seatons Garage West Hendford Yeovil BA20 2AG	Discharge of Planning obligations associated with planning approval 05/00677/OUT between Abbey Manor Group and South Somerset District Council dated 27/11/07 regarding financial contributions	Application noted – it is considered that this is a legal matter between the developer and SSDC

9/241. NEIGHBOURING PARISH COUNCIL CONSULTATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/02355/FUL East Coker	Mr Andrew Perkins	22 Lower Wraxhill Road East Coker Yeovil, BA20 2JU	The erection of a two storey side extension over existing garage and single storey rear extension	Noted, and support the comments of East Coker PC

9/242. OTHER APPLICATIONS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolved to recommend:-
1	17/02681/P3JPA Central	Mr Easton	Central House Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of ground floor from offices (Use Class B1a) to 3 No. residential apartments.	Noted

9/243. CORRESPONDENCE

The Town Clerk informed Members that two *provisional* tree preservation orders had been confirmed: one at Hidecote House (north of Yeovil College campus), and one at Ashcroft, Dorchester Road (to the south of the Quicksilver roundabout).

An appeal had been lodged by Yeovil Football Club and Town Holdings Ltd against the refusal of planning permission at land at OS 7300 (north of Red Brick Cottage), Thorne Lane, Yeovil for the change of use of agricultural land to community playing field and recreation use and pavilion, associated accesses and car parking (re planning application 15/02535/FUL).

Also, an appeal decision had been received in respect of replacement windows (part retrospective) at 25 Hendford, Yeovil (planning application 16/02914/FUL). The appeal had been dismissed.

RESOLVED: that the correspondence be noted.

9/244. 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: