



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

Present: Cllrs P Chandler, K Hussain, T Ledlie, T Lock, S Lowery, G Oakes, E Potts-Jones, A Smith and R Stickland. Two new Members, J Lowery and Andrew Pugsly were present, but were unable to vote as they have not yet attended the training.

In Attendance: H Ferdinand (Deputy Town Clerk) and T Bartlett (Trainee Administrator).

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

7:00pm – Meeting commenced.

Due to the absence of the Chairman, Vice-Chairman Cllr G Oakes stood as Chairman, and Cllr E Potts-Jones stood as Vice-Chairman for the meeting.

9/253. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs P Lock (holiday); K Gill (conflicting engagement); M Lock (holiday); F Purbrick (work commitment); W Read (work commitment) and D Shutler (conflicting commitment).

RESOLVED: To accept the apologies with the reasons given.

9/254. 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 E Potts-Jones declared a personal interest in application 17/03573/FUL at 58 Marsh Lane (Item 5 on the Plans List) as she knows the applicant.

9/255. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 August 2017.

RESOLVED: That the Minutes of previous meeting held on 14 August 2017 be signed as a correct record.

9/256. NEIGHBOURING PARISH CONSULTATION (see Table below)

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	17/03320/OUT West Coker	Abbey Manor Developments Ltd	Land West of Bunford Hollow West Coker Yeovil Somerset	Outline application for residential development of up to 100 dwellings, the formation of a new access onto Watercombe Lane, associated open space and landscaping.	Note application as it is subject to several outstanding consultations

9/257. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	17/03165/FUL Central	Interserve Prime Solutions	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	The erection of a new modular unit extension with associated external works	Approve
2	17/03210/FUL Hollands	The Care Home Group Ltd	Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ	The erection of a single storey rear extension to nursing home (part retrospective)	Approve
3	17/03516/COU East	Mr Clive Tuck	13 Buckland Road Pen Mill Trading Estate Yeovil BA21 5HA	Change of use of premises from industrial/warehouse (Use Class B8) to mixed use as a "social enterprise" training centre which incorporates various enterprise: including recycling, upcycling, cafe and soft play area for use by The Hub	Approve

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
<p><i>Mr Stephen Kibby, Chairman of the Trustees at the Hub Charity, explained to the Committee that they currently have two premises, but they are seeking to relocate to this industrial building because of the additional space. The Charity supports adults with learning difficulties and is supported by the District and County Councils, and Government grants. They had looked at other town centre sites, but couldn't find anything suitable. The Buckland Road unit offers the opportunity to expand in future (by the installation of a mezzanine floor), and had adequate car parking.</i></p>					
4	17/02839/FUL Hollands	Mrs Lisa Morga	Holcote House Mudford Road Yeovil Somerset BA21 4AE	The change of use of premises from a non residential institution (Use Class D1) to a single dwellinghouse (Use Class C3)	Approve
5	17/03573/FUL Hollands	Mr Nigel Brown	58 Marsh Lane Yeovil Somerset BA21 3BX	Alterations to roof of existing conservatory and the erection of an extension to conservatory to form single storey rear extension to dwellinghouse.	Approve
<p><i>Mr Nigel Brown, the applicant, informed the Committee that his property had been extended about 20 years ago, but that he was seeking to extend again due to personal circumstances.</i></p>					
6	17/02547/FUL Central	Mr M Easton	Central House Church Street Yeovil BA20 1HE	The carrying out of external alteration including replacement door and the addition of 1 new window and replacement of all ground floor windows	Approve subject to the satisfaction of the Conservation Officer
7	17/03280/FUL Central	Mr Peter Cornforth	2 & 2A Ivel Square Yeovil Somerset BA20 1EY	The change of use of Unit 2 from a Shop (Use Class A1) and the combination of both units to a singular A3 (Cafe/Restaurant) use with replacement windows and doors	Approve

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
8	17/03342/FUL Central	Mr John White-Hamilton	First Floor 77-83 Princes Street Yeovil BA20 1EE	Alterations and the conversion of first floor office and shop storage space to provide two separate flats	Approve subject to satisfactory bin storage being made available.
9	17/03331/FUL Preston	Mr & Mrs Mike Kerr	53 St Andrews Road Yeovil BA20 2DF	Alterations and the erection of a single/two storey rear extension to dwellinghouse and raised patio (revised application)	Approve
10	17/03333/FUL Hollands	Mr And Mrs R Gillard	116 Mudford Road Yeovil BA21 4AL	The erection of a first floor rear extension to dwellinghouse	Approve
11	17/02671/FUL South	Honeywell Aerospace Uk	Building 134 Normalair Garrett Lysander Road Yeovil BA20 2YD	Replacement roof covering to part of existing building	Approve
12	17/03270/FUL Preston	Mr John Benne	31 Westbourne Grove Yeovil BA20 2DG	The erection of a single storey rear extension to dwellinghouse	Approve
13	17/03542/ADV Central	TSB	TSB King George Street Yeovil BA20 1PS	The display of 1 No. non illuminated projecting sign (Revised Application)	Approve subject to the satisfaction of the Conservation Officer because it is in the Conservation Area.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
14	17/03461/FUL South	Mr H Wills and Miss G Hart	2 Tarratt Road Yeovil Somerset BA20 2LJ	The erection of a two storey side extension, single storey rear extension alterations to access and pitched roof over existing porch.	Approve subject to the issues raised by the SSDC Highways Consultant being addressed

9/258. OTHER APPLICATIONS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	17/03563/P3JP A Preston	Mr And Mrs M Muxlow	147 Preston Road Yeovil Somerset BA20 2DZ	Prior approval for the change of use of part of site from office (B1) to 2 flats and 1 bedsit.	noted

9/259. CORRESPONDENCE

The Deputy Town Clerk informed Members that an email had been received from the District Council in respect of planning application 17/03036/FUL at 21 Rustywell Park, Yeovil. The Town Council had resolved to recommend approval of the application subject to the EH model standards being met which had meant that the application had had to be referred to the Ward Members. The application had subsequently been approved.

The Deputy Town Clerk advised Members that an appeal had been lodged against the refusal of planning permission (application 17/01890/FUL) at 5 Wyndham Street, Yeovil for a rear extension, the installation of two new windows, and the re-positioning of air conditioning units.

RESOLVED: that the correspondence be noted.

9/260. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.55pm.

Signed:

Date: