

Yeovil Town Council

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Minutes of the virtual meeting of Planning Committee of Yeovil Town Council held on Monday, 13 July 2020 at 7.00pm held by video-conferencing using Zoom meeting software

Present: Cllrs G Oakes (Chairman), K Gill (arrived 7.08pm), D Gubbins, G Hunting, K Hussain, T Ledlie, J Lowery, S Lowery, E Potts-Jones, W Read, R Spinner & R Stickland (arrived 7.10pm).

In Attendance: A Card (Town Clerk), H Ferdinand (Deputy Town Clerk)

Cllrs A Soughton (arrived 7.06pm) & T Lock.

7 members of the public were present and left at various times during the course of the meeting.

1 member of the press was present.

7.02pm – Meeting commenced.

10/097. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs M Lock (conflicting engagement) and H Stonier (personal).

RESOLVED: To accept the apologies with the reasons given.

10/098. DECLARATIONS OF INTEREST

Cllrs Kaysar Hussain, Karl Gill, David Gubbins, Mike Lock, Graham Oakes, Rob Stickland and Wes Read 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 Hunting declared a personal interest in respect of application 20/01560/FUL at 96 Middle Street, Yeovil as he knows the Secretary of the 94 Club next door to the site.

Cllr K Hussain declared a personal and prejudicial interest in respect of application 20/01698/FUL at the Yeovil Bowls and Squash Club as it is near to his home.

10/099. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 June 2020.

RESOLVED: that the minutes of the previous meeting held on 15 June 2020 be signed as a correct record at the next appropriate opportunity.

10/100. PLANS LIST (see Table below)

10/100. PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	20/01087/FUL Grove Avenue	Stonewater Ltd	The Park School Kingston Site Kingston Yeovil BA20 1DX	Redevelopment of former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade Listed Kingston House to 8 no. dwellings, erection of 30 no. new dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works	Refusal for the following reasons: <ul style="list-style-type: none"> - Inadequate planning for the potential additional traffic using the proposed Kingston access and exit, including poor visibility, which would result in safety concerns - Lack of any proposed management of construction traffic and potential traffic generated from the new development in order to safeguard the conservation area, neighbourhood and surrounding trees - The scale and density of the proposed development is not in keeping with the existing surrounding development and will therefore be detrimental to the character and appearance of the neighbouring conservation area - The future upkeep of the private road is of concern and may lead again to a detrimental impact on the conservation area

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
					<ul style="list-style-type: none"> - The overdevelopment of the site resulting from the proposed high density of the housing.
2	20/01088/LBC Grove Avenue	Stonewater Ltd	The Park School Kingston Site Kingston Yeovil BA20 1DX	Listed Building Consent for the redevelopment of Former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade Listed Kingston House to 8 no. dwellings, erection of 30 no. new dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works	<p>Refusal for the following reasons:</p> <ul style="list-style-type: none"> - Inadequate planning for the potential additional traffic using the proposed Kingston access and exit, including poor visibility, which would result in safety concerns - Lack of any proposed management of construction traffic and potential traffic generated from the new development in order to safeguard the conservation area, neighbourhood and surrounding trees - The scale and density of the proposed development is not in keeping with the existing surrounding development and will therefore be detrimental to the character and appearance of the neighbouring conservation area - The future upkeep of the private road is of concern and may lead again to a detrimental impact on the conservation area

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
					- The overdevelopment of the site resulting from the proposed high density of the housing.

The above two applications were considered together. Mr A Tregay of Boon Brown Architects, agent for the application, talked in support of the application. Mr D Parsons, Chair of the Friends of Sidney Gardens outlined his objections on behalf of the residents of the area. Cllr E Potts-Jones, Parish Ward Member, gave her views.

3	SCC/3726/2020 Yeovil Lyde	Somerset County Council	Fiveways School Victoria Road Yeovil BA21 5AZ	Single storey modular 2 classroom building, car parking, play areas and pupil drop-off area.	Refuse on the grounds that there is no travel plan to show how to mitigate traffic and parking issues that exist in the area.
4	20/01688/HOU Yeovil Westland	Ms A. Weekes	14 Southwoods Yeovil BA20 2QG	Conversion of existing attic room to include raised roof pitch and full-length dormer, formation of a new front entrance and porch enclosure	Approve

5	20/01560/FUL Yeovil Westland	Abbey Manor Developments Ltd.	96 Middle Street Yeovil Somerset BA20 1LT	Demolition of an existing building and erection of a replacement building comprising retail/commercial uses (A1, A2, A3, A4, A5 & B1a) at ground floor level, 9 No. residential apartments (C3) at first and second floor levels and associated works	Approve subject to the installation of a suitable scheme to avoid noise nuisance to the occupants of the proposed development from the disturbance of neighbouring uses; the provision of a bike store; and, the provision of a construction traffic management plan.
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A Spalding, Secretary of the 94 Club (adjacent building) spoke about her concerns in respect of the noise generated from the club having an impact on the new residents of the development and wanted to ensure there was adequate noise mitigation measures.

6	20/01698/FUL Crofton Park	Mr Peter Colby	Yeovil Bowls And Squash Club 35A Higher Kingston Yeovil Somerset BA21 4AS	Removal of existing southern boundary treatment & proposed erection of new boundary retaining wall with re-levelling of retained ground to create additional parking spaces.	Approve
Mr M Wilde, agent, spoke in support of the application.					
7	20/01574/HOU Yeovil Summerlands	Mr & Mrs David Neate-Stidson	141 Ilchester Road Yeovil BA21 3BG	Demolition of existing garage and the erection of a larger garage with room above.	Approve
Mr M Wilde, agent, spoke in support of the application.					

10/101. NEIGHBOURING PARISH COUNCIL CONSULTATION

	APPLICANT NO Parish Ward	Applicant	Site Address	Proposal	Resolution
1	20/01726/HOU Yeovil Without	Mr Matthew Hellier	44 Nelson Way Yeovil BA21 5DT	Conversion of a double garage into a home office and creation of a lean to storage area	Noted

10/102. CORRESPONDENCE

No items of correspondence had been received.

10/103. PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.04pm.

Signed:

Date: