



Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 14th November 2022 at 7.00pm face-to-face in the Town House, 19 Union Street, Yeovil BA20 1PQ and by video-conference using Zoom meeting software

Present (In person): Cllrs J Snell (Chairman), B Boyton, T Casey, K Hussain, A Kendall, P Lock J Lock, J Lowery, E Potts-Jones, W Read, R Spinner, H Stonier, L Watts and D Woan.

Present (virtually): Cllr A Richards

In Attendance (in person): H Ferdinand (Deputy Town Clerk) and L Jones (Assistant Town Clerk)

In Attendance (virtually): Cllr T Lock

One member of the press was present virtually, and two members of the public were present in person.

7.00pm – Meeting commenced.

11/044 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabell (work commitment), K Gill (conflicting engagement), E-J Hopkins (personal reasons), S Lowery (conflicting engagement), and G Oakes (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

11/045 DECLARATIONS OF INTEREST

Cllrs Karl Gill, Kaysar Hussain, Andrew Kendall, Pauline Lock, Graham Oakes, Wes Read, and Jeny Snell 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 D Woan declared a personal interest in item 11/047 regarding Yeovil College as he is a Governor at the College.

Cllr L Watts declared a personal interest in item 11/047 regarding Yeovil College because he attends the College.

Cllr E Potts-Jones declared a personal interest in item 11/047 as someone in her household attends the College.

Cllr J Lowery declared a personal and prejudicial interest in application 22/02486/FUL at the Octagon Theatre as her daughter works there.

Cllr J Snell declared a personal interest in application 22/02486/FUL at the Octagon Theatre as her daughter attends there.

Cllr P Lock declared a personal interest in application 22/02347/S73 at 173 Preston Road as she had been contacted by the applicant for advice.

11/046 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 17th October 2022 (not as stated on the agenda as 26th September).

RESOLVED: that the minutes of the Planning Committee meeting held on 17th October 2022 be signed as a correct record.

11/047 BRIEFING ON THE EMERGING DEVELOPMENT PROPOSALS FOR YEOVIL COLLEGE

The CEO and Principal of Yeovil College, Mark Bolton, and the Director of Planning and Development at JLL, Chris Dadds, provided an outline to the development proposals at Yeovil College. The funding bid had been approved by the Department of Education in the summer, and a contractor appointed by October. An existing and proposed site plan indicating the various existing buildings to be demolished and the proposed new buildings to replace them was provided, and the proposed different phases of development were explained. It is envisaged that work will start onsite next year and continue until 2026.

A public consultation is currently underway with the aim of submitting a planning application before Christmas. As part of the current consultation, the Town Council Members and other interested parties, as well as members of the public are being invited to a drop-in session to view and discuss an exhibition on Wednesday, 23 November.

Councillors asked various questions concerning: traffic management on and off site; parking provision; construction traffic management; reducing the carbon footprint; the involvement of students in the project; landscaping/public open space; the expected growth in student numbers.

Mr Bolton and Mr Dadds were thanked for attending the meeting and discussing the proposals, and they both left the meeting at 7.48pm.

11/048 PLANS LIST (see Table below)

11/048 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
<p><i>At 7.50pm Cllr J Lowery left the meeting and did not take part in the discussion of the application below</i></p>					
1	22/02486/FUL <i>Westlands</i>	Property Service Team	Octagon Theatre Hendford	Partial demolition, renovation and extension including expansion of main auditorium from 622 to 900 seats, 2 new cinemas, dance studio and expanded foyers. New theatrical fly-tower and expanded backstage provision.	<p>The principle of the development is welcomed, but a number of concerns were raised:</p> <ul style="list-style-type: none"> - inadequate parking provision - the longevity of the Corten steel cladding in visual and maintenance terms - the lack of provision for smaller local community groups - request that the eating area is increased
<p>Councillors discussed the above proposals for the Octagon Theatre and raised a number of concerns including: the use of Corten Steel cladding and possible issues for its long-term maintenance and visual amenity; the inadequacy of the proposed parking provision; using Goldenstones as an overflow car park; the inadequacy of public transport especially in the evenings and weekends; over provision of cinemas as the town already has a multiplex cinema; will be in competition with Westlands Entertainment venue; the inadequate provision of facilities to accommodate smaller local community and theatre groups; loss of 13 mature trees; and, the eating area should be increased in size and capacity.</p> <p><i>Cllr J Lowery returned to the meeting at 8.26pm</i></p>					
2	22/02347/S73 <i>Summerlands</i>	J Wheaton	173 Preston Road	Application to vary conditions 2 & 3 of planning permission 21/02504/HOU to change the roof tiles from slate to grey concrete tiles.	Support

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
3	22/02288/ADV <i>Westlands</i>	Royal Bank of Scotland	NatWest Bank Hendford	Display of various illuminated and non-illuminated signs and internally illuminated LCD screen.	Support
4	P/ADV/2022/06475 Adjacent Parish	Norsign	Peel Centre Retail Park Babylon Hill Yeovil Dorset	Replace 4 existing signs with 4 new illuminated totem signs	Support the comments submitted by SSDC in respect of the proposed totem sign A being too high, and that a condition limiting the hours of illumination should be imposed. Clarification on the use of the name 'Yeovil Retail Park' was also sought, and a request that the Town Council be consulted on future applications at the retail park.

11/049 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

11/050 DRAFT BUDGET

RESOLVED: that the draft budget be agreed.

The meeting closed at 8.47pm.

Signed:

Date: