

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



Mayor: Cllr A Kendall
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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 14th October 2024 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 B Boyton, T Casey, K Gill, K Hussain, J Jimba, A Kendall, J Lock, J Lowery, G Oakes, W Read, J Snell, R Spinner, R Stickland and A Wilkes.

Present (Virtually): Cllrs J Cabell and A Richards

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

In Attendance (Virtually): Cllr T Lock (Yeovil Lyde Ward)

One member of the public was present, and 2 members of the public were in attendance virtually. No press were present.

7.08pm – Meeting commenced.

11/171 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabell* (work commitment), A Richards* (personal reasons), H Stonier (work commitment), R White (personal reasons), D Woan (personal reasons).

**Legislation requires that Councillors need to be physically present at the meeting to be shown as present. If a Councillor is unable to attend in person but can attend virtually, then apologies for absence should be given.*

RESOLVED: To accept the apologies with the reasons given.

11/172 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Wes Read, Jeny Snell and David Woan are members of Somerset Council. Cllr A Kendall is also a member of Somerset Council's Planning Committee – South, and whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at that level taking into account all relevant evidence and representations made at that tier.

Cllr J Cabell declared a disclosable prejudicial interest in application 24/01951/HOU at 48 Lyde Road for a residential extension as her spouse is the applicant. All other Councillors present declared a personal interest in the application as they are colleagues of Cllr J Cabell.

Cllr J Cabell declared a personal interest in applications 24/01835/FUL and 24/02024/FUL at the r/o 29 – 35 Higher Kinston as they relate to Yeovil District Hospital and she works at the hospital.

Cllr K Hussain declared a personal interest in applications 24/01835/FUL and 24/02024/FUL at the r/o 29 – 35 Higher Kinston relating to parking and lighting for Yeovil District Hospital, as he lives nearby.

Cllr A Kendall declared a personal interest in application 24/01835/FUL at the r/o 29-35 Higher Kingston as he is a member of the bowls club.

11/173 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 17th June 2024.

RESOLVED: that the minutes of the Planning Committee meeting held on 17th June 2024 be signed as a correct record.

11/174 PLANS LIST

(see Table below)

11/175 PRIOR APPROVAL NOTIFICATIONS

(see Table below)

RESOLVED: to note the prior approval notifications.

11/176 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

RESOLVED: to note the TPO applications.

11/174 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	23/02563/FUL <i>Westlands</i>	D Woodward	16 Hendford	CoU from retail (Class E) to dwelling (Class C3)	Support Acceptable design and appearance.
2	23/02564/LBC <i>Westlands</i>	D Woodward	16 Hendford	CoU from retail (Class E) to dwelling (Class C3)	Support Keeps listed building in use.
3	24/01835/FUL <i>Crofton Park</i>	Simple Serve Ltd YDH	r/o 29 – 35 Higher Kingston	Retrospective – additional parking with the existing staff car park known as Badger Street car park	Object. Detrimental impact on residential amenity causing overlooking and loss of privacy and overbearing; increased noise and disturbance; loss of ecological habitats; and increased surface water run-off from impermeable tarmac surface.
<p>Three nearby residents raised concerns in respect of the above application: the subject land is much higher than their back gardens resulting in the proposal being overbearing, and causing overlooking and loss of privacy; already 130 spaces in the car park (plus the multi-storey), this only adds 6 spaces; removal of the vegetation and fencing has left them completely exposed; loss of vegetation and wildlife.</p>					
4	24/02024/FUL <i>Crofton Park</i>	Simple Serve Ltd YDH	r/o 29 – 35 Higher Kingston	Installation of new lighting at Badger Street car park	Support, subject to mitigation measures being agreed to ensure the lighting scheme is not detrimental to the residential amenity of the occupiers of nearby residents. NB. The Design & Access Statement is incorrect in that it states at para. 1.3 that there is currently no lighting on the site. There is currently a large number of bright and intrusive lights already disturbing the occupiers of the neighbouring properties.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
<p>Three nearby residents raised concerns in respect of the above application: the Design & Access Statement is incorrect as there is already plenty of lighting which is causing issues at night; they have asked for shades in the past but this has not been done; no need for additional lighting, the existing lighting just needs to be re-adjusted; existing lighting encourages people to walk around the back of their properties.</p> <p><i>At 8.20pm Two members of the public attending virtually left the meeting and did not return.</i> <i>At 8.20 Cllr J Lock left the meeting and returned at 8.23pm.</i></p>					
5	24/01811/FUL <i>Westlands</i>	Motor Fuel Group	Morrisons Filling Station Lysander Road	Demolition of car wash and new extension to existing sales building, removal of jet wash, new bin store & associated works	Support. Acceptable design and appearance.
6	24/01955/FUL <i>Westlands</i>	Raw Charging Ltd	Manor Hotel Hendford	Installation of an electric vehicle charging station and associated cabling to internal connection point.	Support. For environmental reasons.
7	24/01956/LBC <i>Westlands</i>	Raw Charging Ltd	Manor Hotel Hendford	Installation of an electric vehicle charging station and associated cabling to internal connection point.	Support. Acceptable impact on listed building.
<p><i>At 8.25 Cllr W Read left the meeting and returned at 8.27pm.</i></p>					
8	24/01938/HOU <i>Grove Avenue</i>	P Dixon	37 Summerleaze Park	Single storey rear extension to dwelling	Support. Acceptable design and appearance.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
9	24/02051/HOU <i>Summerlands</i>	T Shearlock	46 Cedar Grove	Single storey extension	Support. Acceptable design and appearance.
<i>At 8.28pm Cllr J Cabell attending the meeting virtually left the meeting.</i>					
10	24/01951/HOU <i>Lyde</i>	K Cabell	48 Lyde Road	Single storey side/rear extension to dwelling	Support. Acceptable design and appearance.
<i>At 8.30pm Cllr J Cabell returned virtually to the meeting. One member of the public left the meeting and did not return.</i>					

11/175 PRIOR APPROVAL NOTIFICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	24/01385/P3MA	M Parsons	29 Grass Royal	CoU from commercial to one dwelling	Noted
2	24/01414/PAPV	M Ghuman	Knoll Nursing Home 33 Preston Road	Installation of 49kW solar PV	Noted
3	24/01731/P3GPA	P Branson	8 Princes Street	CoU from commercial (Class E) to mixed use including up to 2 flats (Class C) – ground to remain commercial, upper floors residential.	Noted

11/176 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	24/02294/TPO	S Knell	Pardoes Solicitors Glenthorne House 38 Princes Street	Fell 1 tree	Noted
2	24/02278/TPO		The Park School	Fell 3 trees	Noted
3	24/02125/TPO	D Stewart	Blue Moon Mudford Road	Fell 1 lime tree	Noted
4	24/02159/TPO		The Long House 11 Oakridge Park	Fell 1 tree	Noted
5	24/01604/TPO	McDonalds	McDonalds Lysander Road	Tree surgery works to 1 tree	Noted
6	24/01431/TPO	Gregory	Park Lodge The Park	Tree surgery works to 2 trees	Noted
7	24/01674/TPO	J Owen	48 Mudford Road	Tree surgery works to 2 trees	Noted
8	24/02031/TPO	Emmans	98 College Green	Tree surgery works to 1 tree	Noted
9	24/02021/TPO	A House	78 Preston Road	Fell 1 tree	Noted

11/177 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.33pm.

Signed:

Date: