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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 15th May 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 T Casey, K Gill, K Hussain, A Kendall, J Lock, G Oakes, W Read, A Richards, J Snell, R Spinner, A Wilkes and D Woan.

Present (Virtually): Cllr E Potts-Jones and R White,

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

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

Two members of the public were present. No press was present.

7.02pm – Meeting commenced.

11/156 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs B Boyton (conflicting engagement), J Cabel (personal), E-J Hopkins (family reasons), S Lowery (conflicting engagement), J Lowery (personal), R Stickland (conflicting engagement), and H Stonier (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

11/157 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Evie Potts-Jones, Wes Read, Jeny Snell and David Woan are members of Somerset 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 that level taking into account all relevant evidence and representations made at that tier.

All Councillors declared a disclosable pecuniary interest in application 24/00765/ADV at 19 Union Street for a new noticeboard as the applicant is Yeovil Town Council.

11/158 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 15th April 2024.

RESOLVED: that the minutes of the Planning Committee meeting held on 15th April 2024 be signed as a correct record.

11/159 PLANS LIST

(see Table below)

11/160 PRIOR APPROVAL NOTIFICATIONS

(see Table below)

RESOLVED: to note the prior approval notifications.

11/161 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

RESOLVED: to note the TPO applications.

11/159 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	24/00948/FUL	Bee Housing Hallett	The Glove Factory Old Station Way	Conversion of second & first floors to form 5 residential C3 units.	Support as the proposal will provide much needed housing and will bring a listed building back into use. Request that a condition that steps are taken to prevent parking at the front of the Glove Factory.
<p>A member of the public who lives nearby spoke about the above application and raised the issue of parking. He said that parking was already under pressure from residents, but that other people parked there also despite it being private land. Any new occupants of the building would make the situation worse, and therefore objected to the application on the grounds of the lack of parking provision. The Councillors considered both the parking and flood risk issues.</p>					
2	24/00899/LBC	Bee Housing Hallett	The Glove Factory Old Station Way	Conversion of second & first floors to form 5 residential C3 units.	<i>Withdrawn before the Meeting [the revised application was received too late to be included on the agenda for discussion]</i>
<p><i>At 7.46pm two members of the public left and did not return.</i></p>					
3	24/00689/FUL <i>Westlands</i>	Long Nguyen	104 Middle Street	Alterations to shopfront to replace timber windows and door with painted aluminium, window stickers and new signage in connection with new nail bar Class E	<i>Permitted before the meeting.</i>
4	24/00690/ADV <i>Westlands</i>	Long Nguyen	104 Middle Street	Installation of an illuminated fascia sign and projecting sign and window stickers.	<i>Permitted before the meeting.</i>

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
<i>At 7.48pm Cllr T Casey left the meeting, and returned at 7.50pm and therefore did not vote on the two following applications.</i>					
5	24/00894/FUL <i>Abbey Manor South</i>	KFC UK Ltd	KFC Restaurant 8 Western Avenue	New entrance door, and general decoration of building.	Support Acceptable design and appearance
6	24/00895/ADV <i>Abbey Manor South</i>	KFC UK Ltd	KFC Restaurant 8 Western Avenue	Various illuminated and non- illuminated signage on the building and site.	Support Acceptable design and appearance
7	24/00878/FUL <i>Westlands</i>	Conrad Energy (Developments) Ltd	Land at Leonardo Airfield	Alternative route through Leonardo Airfield for electricity cable approved under 23/02111/FUL.	Support No visual impact
8	24/00788/HOU <i>Summerlands</i>	R Whitelock	159 Preston Road	Additional living accommodation unit for family member in garden.	Support Acceptable design and appearance. Request condition that new unit is tied to the existing house.
9	24/00534/HOU <i>Grove Avenue</i>	A Battista	39 Preston Road	External alterations to house, conversion of garage to ancillary use, and new gateway.	Support Acceptable design and appearance
10	24/00765/ADV <i>Westlands</i>	Yeovil Town Council	19 Union Street	Installation of new noticeboard to railings on south side of car park.	YTC application, interest declared

11/160 PRIOR APPROVAL NOTIFICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
1	24/01081/P3MA <i>Westlands</i>	Acorn Homes	16 Wyndham Street	CoU from commercial, business service use (Class E) to one dwelling (Class C3)	Noted
2	24/01080/P3MA <i>Westlands</i>	Acorn Homes	17A Wyndham Street	CoU from commercial, business service use (Class E) to one dwelling (Class 3)	Noted

11/161 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01076/TPO <i>Westlands</i>	K Cochran	68 Hendford Hill	Works to 2 trees.	Noted

11/162 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.08pm.

Signed:

Date: