



## **Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 17<sup>th</sup> July 2023 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, E-J Hopkins, K Hussain, A Kendall, J Lock, S Lowery, G Oakes, A Richards, R Stickland, H Stonier and D Woan.

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

One member of the public was present. No members of the press were present.

In the absence of the Chair, Cllr J Lock was nominated and the Committee agreed for him to take the position of Vice Chair for the meeting.

7.02pm – Meeting commenced.

### **11/090 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs J Cabell (work commitment), K Gill (work commitment), J Lowery (personal), E Potts-Jones (personal), W Read (conflicting engagement), R Spinner (personal), and L Watts (work commitment).

**RESOLVED:** To accept the apologies with the reasons given.

### **11/091 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 Members of the Planning Committee declared a disclosable pecuniary interest in application 23/01320/FUL for solar panels to be installed on Milford Community Hall as Yeovil Town Council is the applicant.

Somerset Councillors present (A Kendal, G Oakes, J Snell and D Woan) all declared a disclosable pecuniary interest in applications 23/01523/ADV (at Preston Road roundabout) and 23/01524/ADV (at Western Ave roundabout) for signage, as the applicant is Somerset Council.

Cllrs J Snell and E-J Hopkins declared a personal interest in application 23/01397/HOU for the erection of extensions at 90 Westfield Grove as they both know the applicant.

Cllrs G Oakes and S Lowery declared a personal interest in 23/01391/FUL for the CoU to an HMO at The Close, Church Path as they have both worked for the applicant in the past.

### **11/092 MINUTES**

To confirm as a correct record the minutes for the previous Planning Committee held on 19<sup>th</sup> June 2023.

**RESOLVED:** that the minutes of the Planning Committee meeting held on 19<sup>th</sup> June 2023 be signed as a correct record.

### **11/093 PLANS LIST**

(see Table below)

### **11/094 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

(see Table below)

## 11/093 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/01391/FUL <i>Westlands</i>  <b>Further information</b>	Altogether Care	The Close Church Path	CoU of part of the ground, first & second floors to 15-bed house of multiple occupation (Use Class sui generis), and external alterations  <i>Highways comments received</i>	Support in line with the highway comments
2	22/00332/FUL <i>Summerlands</i>  <b>Amended plan</b>	Brand	49 Burroughes Avenue	Erection of detached dwelling.  <i>Revisions to the site plan with existing tarmac increased, revised parking layout providing 3 spaces, and surface water drainage information and hedge planting added</i>	Object on the grounds that the proposed parking provision is insufficient to serve the existing and proposed dwellings and contrary to the Parking Strategy, and the turning area is insufficient which would result in an increased risk to vehicles exiting the site.
3	23/01403/FUL <i>Grove Avenue</i>  <b>Amended Plan</b>	R Cox	Lyndon House 63 The Park	Conversion and extension of garage to create 2 rooms and shared facilities as part of an existing HMO. Retrospective approval for ancillary structures for cycle storage and bin/recycling store.  <i>Relocation of bin store.</i>	Support
At 7.33pm One member of the public left the meeting and did not return.					
4	23/01320/FUL <i>Yeovil College</i>	Yeovil Town Council	Milford Community Hall	Installation of solar panels on the front facing roofs.	Noted (YTC's own application)

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
5	23/01523/ADV <i>Abbey Manor South/ Summerlands?</i>	Somerset Council	Land at Preston Road Roundabout	4 roundabout advertisement/sponsorship signs.	Support
Somerset Councillors did not take part in the discussion of the above application and did not vote.					
6	23/01524/ADV <i>Abbey Manor South</i>	Somerset Council	Land at Western Ave Roundabout	4 roundabout advertisement/sponsorship signs.	Support
Somerset Councillors did not take part in the discussion of the above application and did not vote.					
7	23/01517/HOU <i>Yeovil College</i>	W Turner	42 Grass Royal	Additional accommodation at first and second floor levels to bungalow, and single storey rear extension.	Support
8	23/01397/HOU <i>Yeovil College</i>	W Pike	90 Westfield Grove	Erection of two storey and single storey extension to rear.	Support subject to there being no detrimental impact to residential amenity in respect of loss of natural light and overlooking.
9	23/01592/HOU <i>Yeovil Lyde</i>	I Milner	1 Marlborough Road	Two storey side extension.	Support
10	23/01530/HOU <i>Yeovil College</i>	Hayhurst Estates Ltd	73 Sherborne Road	Ground floor extension to dwelling.	Support
11	23/01508/FUL  <b>Adjacent Parish West Coker</b>	S Morris	Plot 7A Gazelle Road Lynx Trading Estate	Construction of a concrete batching and mixing plant and associated works.	Support

## **11/094 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
1	23/01734/TPO <i>Westlands</i>	Tree Risk Officer, Somerset Council	Beech House Dorchester Road	Tree works	Noted
2	23/01661/TPO <i>Westlands</i>	Morrisons	Morrisons Lysander Road	Tree works	Noted
3	23/01542/TPO <i>Westlands</i>	N Arrow	Glenthorne House 38 Princes Street	Tree works	Noted
Cllr A Richards declared a personal interest in the above application as he knows the applicant.					
4	23/01548/TPO <i>Yeovil College</i>	Hodkinson	8 College Green	Tree works	Noted

**11/095 PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

**RESOLVED:** that the decisions be noted.

The meeting closed at 7.58pm.

Signed:

Date: