

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



Mayor: Cllr A Kendall
Chief Executive / Town Clerk: Amanda Card BA (Hons), FCPFA, BSc (Open)
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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 17th March 2025 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, K Gill, A Kendall, J Lock, A Richards, R Spinner, R Stickland, R White, A Wilkes and D Woan.

Present (Virtually): Cllr J Snell (Westlands Ward)

In Attendance (in person): H Ferdinand (Deputy Town Clerk) and Amanda Card (Chief Executive/Town Clerk)

2 members of the public were present, and no press were present.

7.02pm – Meeting commenced.

In the absence of the Chair, Cllr K Gill proposed Cllr R Stickland to be Vice Chair whilst he stepped up as Chair for the meeting. The Committee agreed, and Cllr R Stickland took the role of Vice Chair.

11/196 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs T Casey (unwell), K Hussain (conflicting engagement), J Jimba (unwell), J Lowery (personal reasons), G Oakes (conflicting commitment), W Read (conflicting engagement), J Snell (unwell) and H Stonier (unwell).

**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.

11/197 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 D Woan declared a personal interest in application 24/03023/FUL at Milford Junior School because he has been involved in the rebuilding of the school and was once Chair of Governors.

Cllr J Lowery did not attend the meeting and did not provide comments for application 25/00352/FUL at Raglan Terrace, Stiby Road as she declared a personal interest because she lives nearby.

Cllr J Snell declared a personal interest in application 25/00513/FUL at 49 Middle Street as she takes her students to the building.

Cllr A Wilkes declared a personal interest in application no. 25/00294/FUL at 95 Preston Road as he has spoken to residents who are his friends.

11/198 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 20th January 2025.

RESOLVED: that the minutes of the Planning Committee meeting held on 20th January 2025 be signed as a correct record.

11/199 PLANS LIST

(see Table below)

11/200 PRIOR APPROVAL APPLICATIONS

(see Table below)

11/201 TREE PRESERVATION ORDER APPLICATIONS

(see Table below)

11/199 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	24/03023/FUL <i>Yeovil College</i>		Milford Junior School Glenthorne Avenue	Demolition of remaining structure, and construction of new school building inc. landscaping, parking, MUGA, etc	Support, the layout, design and appearance are all acceptable.
2	25/00323/FUL <i>Westlands</i>	Avon & Somerset Constabulary	Yeovil Police Station Horsey Lane	External changes to building inc external fire escape, replacement windows & solar panels on roof.	Support, design & appearance acceptable.
<p>The agent spoke in support of the application and explained that although there had been a previous application to redevelop the site, it has now been decided to re-purpose the building. The above application is to re-furbish the building including some external alterations that require planning permission, eg. the replacement of the windows, an external fire escape, and installation of solar panels.</p>					
3	25/00324/FUL <i>Westlands</i>	Avon & Somerset Constabulary	Yeovil Police Station Horsey Lane	Erection of vehicle workshop, parking changes & replacement security fencing.	Support, no detrimental impact on visual amenity
<p>Again, the agent for the application explained what was being proposed: a vehicle workshop, the re-configuration of the parking, installation of EV charging points, replacement security fencing and gates, etc.</p> <p><i>At 7.18pm 1 member of the public left the meeting and did not return.</i></p>					
4	25/00513/FUL <i>Westlands</i>	I Whittock	49 Middle Street	New front elevation with replacement windows, and erection of rear security fencing.	Support, design & appearance acceptable, and no detrimental impact on visual amenity.

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
5	25/00352/FUL <i>Summerlands</i>	Stonewater	Raglan Terrace Corner of Stiby Rd & Coronation Avenue	Creation of an additional home within the communal/open area.	Support subject to a police report regarding anti-social behaviour, otherwise design and appearance acceptable and not detrimental to visual amenity.
The comments of Cllr W Read (absent) in respect of the above application were read out for the Committee to consider.					
6	25/00178/FUL <i>Westlands</i>	C Campbell	1 st & 2 nd floors 6 - 8 Hendford	External alterations to upper floors inc replacement windows and rooflights	Support, design & appearance acceptable.
<i>At 7.33pm 1 member of the public left the meeting and did not return.</i>					
7	25/00460/FUL <i>Westlands</i>	D Taravella	11-12 South Western Terrace	First floor rear extension, modifications to front ground floor windows, and alterations to front external patio.	Support, design & appearance acceptable, no detrimental impact on visual amenity.
8	25/00294/FUL <i>Summerlands</i>	H Hardisty	95 Preston Road (Kim & Clyde at the Barbershop)	CoU from a hairdresser (Class E) to hot food takeaway (sui generis)	Object on the grounds of inadequate parking provision (plan not drawn to scale); increased traffic which will be detrimental to road safety with cars reversing onto highway; inadequate detail on elevational drawing; and concerns for the potential for unacceptable levels of

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
					noise, smell and disturbance.
The comments of Cllr J Lowery (absent) in respect of the above application were read out for the Committee to consider.					
<i>At 7.59pm Cllr J Lock left the meeting.</i>					
9	24/02986/LBC <i>Westlands</i>	A Dance	Ground Floor 31 Princes Street	Internal and external alterations to ground floor inc security cameras, screen, and internal partitions.	Had previously been considered by the Committee. Application now permitted.
10	25/00049/HOU <i>Westlands</i>	H Southern	14 Lower Turners Barn Lane	Single storey rear extension.	Support, design & appearance acceptable.
11	25/00476/HOU <i>Yeovil Lyde</i>	D Grimsham	7 Clifton Close	Two storey front extension to dwelling.	Support, layout acceptable.
<i>At 8.01pm Cllr J Lock returned to the meeting.</i>					
12	25/00536/HOU <i>Crofton Park</i>	S Andrews	10 Sparrow Road	Single storey rear extension.	Support, design & appearance acceptable.
13	25/00512/FUL <i>Grove Avenue</i>	Stonewater Ltd	The Park School	Public art installation	Support, no planning reason to object.

11/200 PRIOR APPROVAL APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	25/00176/P3MA <i>Westlands</i>	C Campbell	6 – 8 Hendford	CoU of upper floors from retail (Class E) to residential use.	noted
2	25/00375/P3GPA <i>Westlands</i>	N Huong Dang	80 Middle Street	CoU from commercial (Class E) to mixed use inc up to 2 flats (class C). Ground floor shop to remain unchanged.	noted

11/201 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	25/00202/TPO	A Mead	27 -29 Forest Hill	Crown reduction	Noted
2	25/00094/TPO	L Dalligan	St Margarets Hospice Little Tarrett Land	Tree surgery works	Noted
3	25/00504/TPO	G Edwards	Little Acorns 18 Parcroft Gardens	Tree surgery works	Noted
4	25/00555/TPO	J Jeffery	10 Abbots Meade	Works to 6 trees	Noted
5	25/00575/TPO	Beamish	Beech House Dorchester Road	Works to 1 tree.	Noted

11/202 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

11/203 CORRESPONDENCE

The Deputy Town Clerk (HF) informed the Committee that information about Planning Appeals had started to be received from Somerset Council. Notifications had recently been received for the following:

- The appeal at Eton House Hotel, 38 Preston Road had been withdrawn
- An appeal has been submitted against the refusal of planning permission (application 24/02307/FUL) for a new dwelling on land opposite 28 Watercombe Lane.
- An appeal has been submitted against an enforcement notice issued for unauthorised works to a listed building at 29 Princes Street.

If a Member wishes to see the paperwork, please contact the Deputy Town Clerk.

The meeting closed at 8.08pm.

Signed:

Date: