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## **Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 18<sup>th</sup> March 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 E Potts-Jones (Chairman), T Casey, K Gill, G Oakes, W Read, A Richards, J Snell, R Stickland, H Stonier, A Wilkes and D Woan.

**Present (Virtually):** Cllr A Kendall

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

**In Attendance (Virtually):** One member of the public.

3 members of the public were present in person. No press was present.

7.02pm – Meeting commenced.

### **11/139 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs B Boyton (conflicting engagement), K Hussain (unwell), S Lowery (conflicting engagement), J Lowery (unwell), and R Spinner (personal reasons).

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

### **11/140 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.

Cllr G Oakes declared a personal interest in application 24/00337/HOU at 28 Summerleaze Park as he has known the applicant in the past.

Cllr E Potts-Jones and Cllr W Read declared they have already commented on application 24/00317/FUL for Land opposite 28 Watercombe Lane for a new dwelling in their capacity as Somerset Ward Members.

### **11/141 MINUTES**

To confirm as a correct record the minutes for the previous Planning Committee held on 22<sup>nd</sup> January 2024.

**RESOLVED:** that the minutes of the Planning Committee meeting held on 22<sup>nd</sup> January 2024 be signed as a correct record.

### **11/142 PLANS LIST**

(see Table below)

### **11/143 PRIOR APPROVAL NOTIFICATIONS**

(see Table below)

### **11/144 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS**

(see Table below)

## 11/142 PLANS LIST

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolution
1	24/00037/FUL <i>Grove Avenue</i>	M Jones	19 Preston Road	Renewal of garage/workshop - Retrospective	Object on the grounds that the development is of poor design and has a detrimental impact on the character and appearance of the area; the size is overbearing to neighbouring properties; and the noise, smell and disturbance is detrimental to residential amenity.  <i>Nb. YTC believes the activity is commercial and not an ancillary domestic use.</i>
<p>The above application is retrospective and therefore the development has happened already. An objector attended the meeting and raised their concerns in respect of the development, and Councillors voiced their concerns during the discussion, especially as the use of the site appears to be commercial.</p> <p><i>At 7.30pm two members of the public and Cllr A Soughton left and did not return.</i></p> <p>Cllr J Snell took the Chair for the consideration of the following application.</p>					
2	24/00317/FUL <i>Summerlands</i>	D Hallet	Land opposite 28 Watercombe Lane	New dwelling	Object on the grounds that the proposed development would be detrimental to the character of the area and is not in keeping with the neighbouring listed properties. The proposed development represents overdevelopment and would cause significant harm to trees and would result in the overshadowing and

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolution
					<p>loss of light to neighbours. Also, the proposal does not meet the requirements of the SCC Parking Strategy.</p> <p><i>Nb. There appear to be errors and inaccuracies in the application.</i></p>
Cllr E Potts-Jones took the Chair again for the following applications.					
3	24/00337/HOU <i>Grove Avenue</i>	A Dodwell	28 Summerleaze Park	Single storey wrap around extension and annexe	Support The design is acceptable and there is no impact on neighbours.
4	24/00285/HOU <i>Lyde</i>	D Ashworth	248 St Michaels Avenue	Single storey side and rear extension	Support In keeping with the street scene.
5	24/00417/HOU <i>Summerlands</i>	M Rackham	101 Preston Road	Two storey side extension incorporating a garage.	Support In keeping with the street scene.
6	24/00526/HOU <i>Crofton Park</i>	M Godden	20 Mitchelmore Road	Rear extension with porch	Defer to request further information to determine if this is an HMO or a domestic extension.
7	24/00367/ADV <i>Westlands</i>	Kia UK Ltd	FJ Chalke Ltd West Hendford	Display of 1 illuminated totem sign, 2 illuminated logo signs, 1 set of illuminated Dealership letters, and non-illuminated entrance gate, car park & directional signs.	Support. Acceptable in terms of local amenity and road safety.

### 11/143 PRIOR APPROVAL NOTIFICATIONS

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Comments</b>
1	24/00511/P3MA <i>Westlands</i>	T Carr	66 Middle Street (The Real China)	CoU from commercial to residential: conversion of 1 <sup>st</sup> & 2 <sup>nd</sup> floors to 10 self-contained apartments inc. bin store on ground floor, cycle store in basement, means of escape, new staircase, lift, etc	Noted
2	24/00247/P3MA <i>Westlands</i>	T Sen	107 Middle Street	CoU from commercial to residential: 6 self-contained flats.	Noted
3	24/00216/DEM		Bus Depot 23 Reckleford	Demolition of industrial shed buildings.	Application permitted. Noted

### 11/144 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Comments</b>
1	24/00504/TPO	Tesco	Tesco Stores Queensway Place	To carry out fell and execute works to 3 trees.	Concern raised that these works contravene previous planning permissions and associated landscaping conditions? Request that suitable replacement trees are planted.

**11/145 PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

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

The meeting closed at 8.18pm.

Signed:

Date: