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## **Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 19<sup>th</sup> June 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 E Potts-Jones (Chairman), J Cabell; T Casey, K Gill, E-J Hopkins, A Kendall, S Lowery, J Lowery, W Read, A Richards, J Snell and D Woan.

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

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

7.02pm – Meeting commenced.

### **11/085 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs B Boyton (personal), K Hussain (unwell), J Lock (personal), G Oakes (work commitment), R Spinner (personal), R Stickland (conflicting engagement) and H Stonier (conflicting engagement).

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

### **11/086 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 W Read declared a personal interest in application 23/01337/HOU at the Coach House, 100 Ilchester Road, Yeovil for the installation of a balcony, and erection of a timber pergola, as he knows the applicant.

Cllr T Casey declared a personal interest in application 23/01335/HOU at 33 Southwoods for a first floor extension, as he knows the applicant.

**11/087 MINUTES**

To confirm as a correct record the minutes for the previous Planning Committee held on 15<sup>th</sup> May 2023.

**RESOLVED:** that the minutes of the Planning Committee meeting held on 15<sup>th</sup> May 2023 be signed as a correct record.

**11/088 PLANS LIST**  
(see Table below)

## 11/088 PLANS LIST

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
1	23/00904/FUL <i>Westlands</i>	M Eastwood	Barnabas House 1 Higher Kingston	CoU from hostel used as supported living for adults with learning difficulties (sui generis use) to house in multiple occupation (11 bedsits).	Support, subject to Somerset Council consultations on HMO standards being satisfactory.
2	23/01244/FUL <i>Yeovil College</i>	PHP Group	Ryalls Park Medical Centre Marsh Lane	2 storey extension to existing medical centre to provide an additional 5 ground floor consulting rooms, admin support area, refurbishment, and additional parking spaces.	Support
3	23/01170/FUL <i>Crofton Park</i>	A Mitchison	Yeovil Motor Co Reckleford	Redevelopment of site to provide new car showroom, workshop, MOT facility and valet building.	Support, subject to the comments of the Environmental Health officer being satisfactory
4	23/01213/FUL <i>Westlands</i>	N Asim	Unit 2 Key Market House Old Station Road	CoU from vacant retail unit (Use Class E) to sui generis (mixed restaurant and hot food takeaway), inc. new shop front & HVAC equipment	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
5	23/01391/FUL <i>Westlands</i>	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	Defer until Highways comments are received.
6	23/01403/FUL <i>Grove Avenue</i>	R Cox	Lyndon House 63 The Park	Conversion and extension of garage to create 2 rooms and shared facilities as part an existing HMO. Retrospective approval for ancillary structures for cycle storage and bin/recycling store.	Object on the grounds that the retrospective wooden structures are visually detrimental to the Conservation Area.  nb. The conversion and extension of the garage to provide two new rooms was considered acceptable.
<p>The agent for the application spoke in support of the application, and in answer to a question, confirmed that the lack of infrastructure in the area meant electric points were not possible. Councillors agreed that the extension and conversion of the garage was acceptable, but the bicycle and bin store which had been erected without permission at the front of the site were detrimental to the conservation area.</p>					
7	23/01301/FUL <i>Westlands</i>	HCBC Bank	1 HSBC Bank Middle Street	Removal of external self service machines and installation of 1 self service machine and associated signage. Install new CCTV.	Support
8	23/01302/ADV <i>Westlands</i>	HCBC Bank	1 HSBC Bank Middle Street	Display of internally illuminated signage over external self service machine.	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
9	23/01296/HOU <i>Summerlands</i>	A Davis	214 Preston Road	New enlarged roof to create first floor accommodation, in 2 dormers, porch canopy to front elevation & replacement doors and windows. Change flat garage roof to pitched tiled roof, and new door.	Support
The agent for the application spoke in support of the application and explained the planning history.					
10	23/01154/HOU <i>Yeovil College</i>	G Law	109 Highfield Road	2 storey side extension and single storey side/rear extension.	Support
<i>At 8.02 Cllr W Read left the meeting and did not discuss or vote on the application below.</i>					
11	23/01337/HOU <i>Yeovil College</i>	Castle	The Coach House 100 Ilchester Road	Installation of balcony, and erection of timber pergola to side.	Support
The applicant for the above application spoke in support of the proposals and confirmed he had consulted with the neighbours.					
<i>At 8.05pm Cllr W Read returned to the meeting, and one member of the public left and did not return.</i>					
12	23/01335/HOU <i>Westlands</i>	Haig Brown	33 Southwoods	First floor rear extension.	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
13	23/01376/HOU <i>Grove Avenue</i>	S Nicholls	5 Osborne Road	Convert and extend existing garage for living accommodation, and change roof to be mono-pitch. Remove conservatory and insert bifold doors.	Support
The agent for the application spoke in support of the application.					
<i>At 8.16pm one member of the public left the meeting and did not return.</i>					
14	23/01109/HOU <i>Summerlands</i>	S Tilley	11 Home Drive	Single storey side extension	Support
15	23/01111/HOU <i>Westlands</i>	S & K Moffatt	9 Westland Road	Single storey rear extension	Support
16	23/01318/HOU <i>Grove Avenue</i>	E Spark	58 Grove Avenue	Single storey rear extension	Support
17	23/01227/S73 <i>Summerlands</i>	S Turner	96 Westbourne Grov	Propose to vary condition 3 change external materials of new single storey extension from brick to render (planning approval 22/01906/HOU).	Support

**11/089 PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

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

The meeting closed at 8.24pm.

Signed:

Date: