

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 20th January 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, J Cabell, T Casey, K Fieldsend, K Gill, J Jimba, A Kendall, J Lock, J Lowery, G Oakes, A Richards, J Snell, R Spinner, R Stickland, H Stonier, A Wilkes and D Woan.

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

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

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

7.00pm – Meeting commenced.

11/190 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs W Read (conflicting engagement), and R White (conflicting engagement).

**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.

11/191 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.

Cllrs B Boyton, J Cabell, K Fieldsend, K Gill, J Jimba, A Kendall, J Lock, J Lowery, G Oakes, A Richards, J Snell, R Spinner, R Stickland, and D Woan declared a personal interest in application 24/02986/LBC at 31 Princes Street as the applicant is a colleague and friend.

Cllrs G Oakes, J Lock, R Spinner and B Boyton declared a personal interest in application 24/02919/FUL at The Ferns, 141 – 143 St Michael's Avenue as they live nearby.

11/192 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 16th December 2024.

RESOLVED: that the minutes of the Planning Committee meeting held on 16th December 2024 be signed as a correct record.

11/193 PLANS LIST

(see Table below)

11/194 ADJACENT PARISH PLANS

(see Table below)

11/193 PLANS LIST

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|---|--------------------------------|---|--|---|--|
| 1 | 24/02951/FUL Yeovil College | Gateway Accommodation Solutions Limited | Eton House Hotel 38 Preston Road Yeovil Somerset BA21 3AQ | Change of use to hotel (C1) with small ground floor commercial space (class E)- retrospective | Support because the actions taken by the current owner and applicant have addressed the reason for refusal of the previous application (23/02474/FUL) and are serving to protect the amenities of the vulnerable neighbours and minimise the potential for anti-social behaviour or noise disturbance. |
| <p>The applicant attended the meeting and spoke in support of the above application emphasising the restoration work that has been carried out to provide a safe and welcoming environment, as well as a number of mitigation measures to address the concerns of the neighbouring residents. They consider it a community asset supporting local businesses and the community.</p> <p>A representative of the residents of Coverdale Court raised concerns as they share the site and access with Eton House Hotel. They say the new application is substantially unchanged from the previous refused application, and there are two main concerns: the safeguarding risk to the vulnerable residents with the increase in number of people coming onto the site, and a small number which cause anti-social behaviour; and the lack of on-site staff, especially at night time. The Councillors discussed the issues raised at length and in particular recognised the mitigation measures that the owner had implemented to address the previous application's reason for refusal.</p> <p><i>At 7.42pm Cllr J Lock and 9 members of the public left the meeting.</i> <i>At 7.44pm Cllr J Lock returned to the meeting.</i></p> | | | | | |
| 2 | 24/02919/FUL Yeovil College | Mr Tom Morgan | The Ferns Nursing Home 141 - 143 St Michaels Avenue Yeovil Somerset BA21 4LW | Change of use from C2 (former 39 person Licenced Residential Care Home currently unoccupied) to a 31 person HMO (Sui Generis) with external alterations and internal re-arrangements. Mixed single and two storey existing buildings. | Support as the proposal improves the visual amenity of the area, but subject to the recommendations of the Highway Authority and the Crime Prevention Design Advisor being addressed. |
| <p>The agent for the applicant attended the meeting and spoke in support of the application. The Councillors fully considered the issues</p> | | | | | |

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolutions |
|--|--|----------------------------------|--|---|---|
| <p>raised by the proposal including those raised by the Crime Prevention Design Advisor.</p> <p><i>At 8.16pm Cllr H Stonier left the meeting and returned at 8.18pm, and therefore did not vote.</i></p> <p><i>At 8.20pm 1 member of the public left the meeting and did not return.</i></p> | | | | | |
| 3 | 24/02896/FUL <i>Yeovil Lyde</i> | Mr Sam Faragher | McDonalds Restaurant Ltd 2 Flushing Meadow Yeovil Somerset BA21 5DL | Installation of two rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds | Support for positive environmental reasons |
| 4 | 24/02911/FUL <i>Grove Avenue</i> | Mrs Blake | Flat 1 10 West Park Yeovil Somerset BA20 1DE | Retention of existing windows at front elevation (retrospective application) | Support, no detrimental visual impact on public amenity. |
| 5 | 24/02932/ADV <i>Westlands</i> | Enterprise rent-a- car Uk Ltd | Land At 356002 115736 Summer House Terrace Yeovil Somerset | Display of 1No. Vertical Monument Sign, 1No. Fascia Band Sign, 1No. D/S Car Club Band Sign (2 Bay) and 1No. D/S Car Club Introductory Sign | Support, no detrimental visual impact on public amenity. |
| 6 | 24/02931/FUL <i>Westlands</i> | Enterprise rent-a- car Uk Ltd | Land At 356002 115736 Summer House Terrace Yeovil Somerset | Change of use to rental vehicle premises (sui generis) to include the demolition of existing canopy structure, erection of extension to existing sales building and erection of rental vehicle wash bay & associated works | Support, no detrimental visual impact on public amenity. |

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|---|--|------------------|---|---|---|
| 7 | 24/02986/LBC <i>Westlands</i> | Mr A Dance MP | Ground Floor 31 Princes Street Yeovil Somerset BA20 1EG | Internal and External alterations to ground floor, including security cameras, security screen and internal partitions. | Support, no detrimental impact on the listed building. |

11/194 ADJACENT PARISH PLAN

| | APPLICATION NO. Parish Ward | Applicant | Site Address | Proposal | Resolution |
|---|--|------------------|--|---|-------------------|
| 1 | 24/02998/HOU <i>Brympton</i> | Mr Neil Laycock | 8 Long Mead Brympton Yeovil Somerset BA21 3R | Proposed increase in roof pitch to accommodate proposed loft conversion and porch (retrospective) | Noted |

11/195 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.43pm.

Signed:

Date: