

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



Mayor : Cllr E Potts-Jones
Town Clerk : Amanda Card BA (Hons), CPFA, BSc (Open)
Tel : 01935 382424, E-mail : Town.Clerk@yeovil.gov.uk
www.yeovil.gov.uk

Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 20th March 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, A Kendall, J Lock, E Potts-Jones, A Richards, R Spinner and D Woan.

Present (virtually): Cllrs E-J Hopkins, P Lock, and H Stonier.

In Attendance (in person): H Ferdinand (Deputy Town Clerk), L Jones (Assistant Town Clerk) and J Harriott (work experience).

In Attendance (virtually): -

11 members of the public were present in person, and no representatives of the press were present.

7.02pm – Meeting commenced.

In the absence of the Vice Chair, nominations were requested to take the position. Cllr J Lock was nominated, and the Committee agreed he should take the position for the meeting.

11/062 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabel (unwell), K Gill (work commitment), S Lowery (conflicting engagement), J Lowery (personal reasons), G Oakes (work commitment), W Read (work commitment), and L Watts (work commitment).

RESOLVED: To accept the apologies with the reasons given.

11/063 DECLARATIONS OF INTEREST

Cllrs Karl Gill, Kaysar Hussain, Andrew Kendall, Pauline Lock, Graham Oakes, Wes Read, and Jeny Snell are members of South Somerset District 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 District level taking into account all relevant evidence and representations made at that tier.

Cllr E Potts-Jones declared a personal interest in application 23/00451/REM at Land to r/o 1-2 Penfield Villas, Penfield for approval of reserved matters, as she knows the neighbour.

Cllr D Woan declared a personal interest in application 23/00376/HOU at 10 Lower Ream as he knows the applicant; a personal interest in application 23/00343/FUL at 51 Apple Tree Nursery, The Park as he knows the applicant; and a personal and prejudicial interest in application 23/00513/FUL at Yeovil College, Mudford Road as he is a Governor.

11/064 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 23rd January 2023.

RESOLVED: that the minutes of the Planning Committee meeting held on 23rd January 2023 be signed as a correct record.

11/065 PLANS LIST (see Table below)

11/066 TREE PRESERVATION ORDER APPLICATIONS (see Table below)

11/065 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/00513/FUL <i>Yeovil College</i>	Department of Education	Yeovil College Mudford Road	Demolition of existing college buildings and construction of new buildings for educational use, along with alterations to existing internal roads, and access points and creation of new internal road, parking, landscaping and associated infrastructure.	Support, subject to satisfactory proposals for buses leaving the site on the Ilchester Road, the provision for adequate vehicle charging points, and the comments of the other consultees.
<p>Mr C Dadds (Director at JLL and agent for the application) and Mr M Bolton (Principal of Yeovil College) briefly presented the proposals for the redevelopment of Yeovil College, and answered questions on the visuals that were shown and other issues raised: the on-site parking provision; the provision of vehicle charging points; concerns about buses exiting the site on to Ilchester Road; the phasing of the development; and the possibility of future expansion.</p>					
2	23/00376/HOU <i>Abbey Manor South</i>	R Giddings	10 Lower Ream	Demolition of rear conservatory, and erection of single storey front, side and rear extensions.	Support
<p>Mr M Wilde (agent for the proposals) briefly explained the proposals. No issues were raised.</p> <p><i>At 7.42pm 5 members of the public left the meeting and did not return.</i></p> <p><i>Plan no. 4 was brought forward on the 'Plans List' to consider earlier as members of the public were wanting to speak on the application.</i></p> <p>Cllr A Richards declared a personal interest in application 23/0045/.REM at r/o 1-2 Penfield Villas because he can see the site from his house.</p>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
4	23/00451/REM <i>Wyndham Hill</i>	S Prockter	Land to rear of 1-2 Penfield Villas Penfield	Reserved matters application for approval of appearance and landscaping (Outline approval 19/02907/OUT) for a pair of semi-detached dwellings and parking.	Defer for further information to be provided
<p>Neighbours J Bailey and R Allen raised a number of concerns including the proximity of the new dwellings to existing properties; parking problems; change in levels; drainage; access for maintenance; and concern regarding the proposed landscaping. The Committee was reminded that this was a reserved matters application and the principle of the development had previously been agreed with an outline application. Nevertheless, issues were raised regarding the landscaping and the proposed cherry trees causing damage; the water run-off; and the parking. Therefore, more information was requested before considering the application further.</p> <p><i>At 8.04pm 6 members of the public left the meeting and did not return.</i></p> <p><i>At 8.05pm Cllr A Kendall left the meeting.</i></p>					
3	23/00399/FUL <i>Crofton Park</i>	Yeovil District Hospital	Yeovil District Hospital Higher Kingston	Construction of extension to the hospital's existing theatre department to provide an additional 5 th theatre.	Support
<p><i>At 8.08pm Cllr A Kendall returned to the meeting.</i></p>					
5	23/00291/FUL <i>Grove Avenue</i>	Gruman	35 Preston Road	Removal of conservatory and single storey side extension, and construction of driveway and parking area from private access. Change of use of garden land to car park for use by adjoining nursing home.	Support
6	23/00343/FUL <i>Grove Avenue</i>	M Horrocks	51 Apple Tree Nursery The Park	Demolition of first floor rear extension and erection of two storey rear extension. Replacement doors and	Support

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
				windows on front elevation. Partial change of use of first floor playroom to residential use.	
7	21/01150/FUL (Amendment to application) <i>Crofton Park</i>	P Hamblin	1 Goldcroft	The proposed amendment is for an extra floor to <i>extend</i> the existing flat (Apartment 10) and <i>not</i> the creation of an additional apartment as previously proposed.	Support
8	23/00544/FUL <i>Westlands</i>	Kenika Properties Ltd	3B Union Street	The removal of the shop front windows and door, and installation of 1 new window and door.	Support
9	23/00341/FUL <i>Westlands</i>	G Lewer	36 Princes Street	Replacement windows	Support
10	22/03469/ADV <i>Westlands</i>	Royal Bank of Scotland	NatWest Bank 2 Hendford	Replacement of non-illuminated projecting sign	Support

11/066 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/00472/TPO <i>Westlands</i>	S Findlay	ASDA Stores Preston Road	Fell/carry out works to various individual trees and groups of trees.	Noted
2	23/00176/TPO <i>Yeovil College</i>	N Hellis	Holcote Building Mudford Road	Fell 1 tree.	Noted

11/067 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

11/068 CONSULTATION ON SOMERSET STATEMENT OF COMMUNITY INVOLVEMENT IN PLANNING

Members noted the response to the Draft Statement of Community Involvement in Planning attached at Appendix A.

RESOLVED: that the matter be noted.

The meeting closed at 8.27pm.

Signed:

Date: