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## **Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 20<sup>th</sup> November 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), K Gill, E-J Hopkins, A Kendall, J Lowery, G Oakes, W Read, A Richards, J Snell, R Stickland and D Woan.

**Present (Virtually):** Cllrs K Fieldsend, J Lock and R Spinner

**In Attendance (in person):** Cllr T Lock (Lyde Ward), H Ferdinand (Deputy Town Clerk) and L Ryder (Assistant Town Clerk).

Three members of the public were present. No press was present.

7.02pm – Meeting commenced.

### **11/117 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs B Boyton (work commitment), T Casey (family commitment), S Lowery (unwell), and H Stonier (work commitment).

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

### **11/118 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 E-J Hopkins declared a personal interest in application 23/02111/FUL at Camp Lane, West Coker for a solar farm to serve Leonardos as she works for them.

Cllr A Richards declared a personal interest in application 23/02163/COU at 196 Sherborne Road for an HMO as he lives nearby.

Cllr K Fieldsend declared a personal interest in application 23/02544/FUL for new HV Ring cabling at Yeovil Hospital as she works there.

Cllrs R Stickland, A Kendall and A Richards declared personal interests in application 23/02557/ADV at 36-38 Middle Street for new signage as they hold accounts with the applicant.

### **11/119 MINUTES**

To confirm as a correct record the minutes for the previous Planning Committee held on 16<sup>th</sup> October 2023.

**RESOLVED:** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> October 2023 be signed as a correct record.

### **11/120 DRAFT BUDGET**

**RESOLVED:** that the draft budget for 2024/25 be recommended to Policy, Resources and Finance Committee.

### **11/121 PLANS LIST**

(see Table below)

### **11/122 AMENDED PLANS FOR CONSIDERATION**

(see Table below)

### **11/123 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

(see Table below)

## 11/121 PLANS LIST

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
1	23/02111/FUL <i>Westlands</i>	Conrad Energy Developments Ltd	Land south of Camp Road	Solar PV farm and associated infrastructure inc. battery storage, access arrangements, cable run to supply electricity to Leonardo	Support The benefits far outweigh any negative impacts.
<p>Mr G Hall of Conrad Energy spoke as agent for the application. Leonardo's have been considering ways in which to reduce their carbon footprint for 4 years and have been looking at all options. The best option to gain a significant amount of green energy Has been to look off-site at a green field location. The proposal will produce 15 mega watts and will have batteries to store energy for evening use. The cable will run from the site to Leonardos within the Town Council boundary. The scheme should provide 26% of the energy demand at the Leonardo site, and 19% of the company's energy needs across the country, significantly reducing their carbon footprint. It will result in reduced costs and thereby give greater job security, carbon reduction, etc.</p> <p>The site will have landscaping around it and sheep will graze under the panels, so there should be biodiversity gain. Seeking temporary planning permission for 40 years with an expectation they will start to build in Sept/Oct 2024.</p> <p><i>At 7.28pm Two members of the public left the meeting and did not return.</i></p>					
2	23/02163/COU <i>Yeovil Lyde</i>	M Rowswell	196 Sherborne Road	Change of Use from C3 Residential to C4 HMO (no external changes)	Object on the grounds of inadequate parking and servicing areas; unsuitable access arrangements and unacceptable traffic generation; an unspecified number of cycle parking spaces; and an overdevelopment of HMOs occurring on Sherborne Road reaching a threshold that potentially will

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					have a negative impact on the local community.
A member of the public had sent a letter for consideration by the Committee which was read out.					
3	23/02544/FUL <i>Crofton Park</i>	Yeovil District Hospital	YDH Higher Kingston	Installation of HV Ring Cabling, Switch House Upgrade and 3 substations	Support
4	23/02557/ADV <i>Westlands</i>	Nationwide Building Society	36-38 Middle Street	Display of new signage: projecting signs, fascia boards and signs, replacement ATM surround & signage.	Support
5	23/02048/FUL <i>Westlands</i>	P Bond	Whitehouse 114 Hendford Hill	Garden shed, alterations to existing access and parking are new boundary walls and associated landscaping (part-retrospective)	Object on the grounds that the works have a detrimental impact on the listed building and the Conservation Area; the loss of trees is unacceptable; and insufficient evidence in the form of a Heritage Statement has been submitted to justify the works impacting the listed building and Conservation Area.
6	23/02584/HOU <i>Westlands</i>	Priday-Lock	161 Plantagenet Chase	Rear single storey extension and rebuilding of boundary wall	Support
7	23/02777/HOU <i>Westlands</i>	M Thomas	11 Wyndham Street	Reinstatement of original frontage and side entrance porch.	Support

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8	23/02542/HOU <i>Yeovil College</i>	S O'Loughlin	48 Marsh Lane	Single storey rear extension	Permission granted 31 <sup>st</sup> October 2023 - noted

### **11/122 AMENDED PLANS FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
1	23/02038/HOU <i>Yeovil Lyde</i>	A Moscinski	15 Blenheim Road	Erection of 1.8m metal fence at port and new carport. <b>Reduction of east elevation fence to be stepped towards the highway boundary from 1.8m to 1.0m.</b>	Maintain previous objection of overdevelopment, and not in keeping with the street scene and other properties in the area, and also raised concern that the property is being used as a business.

### **11/123 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolution</b>
1	23/02788/TPO	M Reay	Multi-storey car park, Higher Kingston	Tree surgery works	noted

**11/124 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: