

Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ



Mayor: Cllr A Kendall, Town Clerk: Amanda Card BA (Hons), CPFA, BSc (Open)
T-01935 382424, W - www.yeovil.gov.uk
E-mail Town.Clerk@yeovil.gov.uk

Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 22nd January 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, A Kendall, S Lowery, J Lowery, G Oakes, W Read, A Richards, J Snell, R Stickland, A Wilkes and D Woan.

Present (Virtually): None

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

7.00pm – Meeting commenced.

11/133 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs B Boyton (work commitment), K Fieldsend (personal reasons), E-J Hopkins (personal reasons), K Hussain (family commitment), J Lock (unwell), R Spinner (conflicting engagement) and H Stonier (work commitment).

RESOLVED: To accept the apologies with the reasons given.

11/134 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 J Snell declared a personal interest in two applications: 23/02614/HOU at 21 Grove Avenue as she knows the applicant, and application 23/02420/FUL at Westfield Academy as family members attend the school.

Cllr D Woan declared a personal interest in application 23/02934/FUL at 66 Middle Street as the applicant is an acquaintance.

Cllr W Read declared a personal interest in application 23/03093/HOU at 13 West Park as he knows the applicant.

Cllr A Richards declared a personal interest in two applications: 24/03181/S73A at The Moose Centre, 148 St Michael's Avenue as the applicant is an ex-business associate, and 23/03226/FUL at 144-146 Preston Road as he knows the applicant.

11/135 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 11th December 2023.

RESOLVED: that the minutes of the Planning Committee meeting held on 11th December 2023 be signed as a correct record.

11/136 PLANS LIST

(see Table below)

11/137 PRIOR APPROVAL NOTIFICATIONS

(see Table below)

11/136 PLANS LIST

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/02984/FUL <i>Westlands</i>	Bee Housing	The Glove Factory Old Station Way	Conversion to form 7 residential units (Class C3)	Support. Brings a disused building back into use.
2	23/02953/LBC <i>Westlands</i>	Bee Housing	The Glove Factory Old Station Way	Conversion to form 7 residential units (Class C3)	Support. Brings a disused building back into use.
3	23/03037/FUL <i>Westlands</i>	Altogether Care LLP	Glenthorne House 38 Princes Street	Change of use from solicitors offices to 6 self-contained apartments, and internal & external alterations including removal of rear extension	Support. Enhancements are beneficial to listed building and conservation area.
4	23/03038/LBC <i>Westlands</i>	Altogether Care LLP	Glenthorne House 38 Princes Street	Change of use from solicitors offices to 6 self-contained apartments, and internal & external alterations including removal of rear extension	Support. Enhancements are beneficial to listed building and conservation area.
5	23/02934/FUL <i>Westlands</i>	Somerset Property Ventures Ltd	66 Middle Street (The Real China)	Conversion (from restaurant) and extension of upper floors to form HMO with 17 apartments and communal living space	Object on the grounds that the proposal represents an unacceptable level of intensification of the site resulting in overdevelopment, a detrimental impact on crime and anti-social behaviour, and a potential to increase the fear of crime. <i>Continued....</i>

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
					<i>nb. concerns are raised in respect of whether the proposal meets the standards for HMOs</i>
<i>At 8.00pm Cllr W Read left the meeting</i>					
<i>At 8.02pm Cllr W Read re-joined the meeting</i>					
6	23/03052/FUL Westlands	Abbas Adham	68 Middle Street	Roof extension with pergola to serve existing commercial use (public house), and partial change of use of ground floor into a shop (Class E)	Support. Improves character and appearance of area.
<i>At 8.05pm Cllr T Casey left the meeting.</i>					
<i>At 8.07pm Cllr T Casey re-joined the meeting.</i>					
7	23/02981/FUL Crofton Park	L Jarvie	Torre Lea House 33 The Avenue	External alterations including replacement windows and doors	Support. Good design and will not have an adverse impact on neighbouring properties.
8	23/02958/ADV Westlands	Loungers UK Ltd	17 High Street	Installation of 4 externally illuminated fascia signs, 2 externally illuminated projecting signs, and an internally illuminated menu board sign.	Support. Supports trade within the town.
9	23/02852/FUL Westlands	T N Chard & Sons Ltd	1 – 3 Silver Street	Replacement of 11 timber windows with PVC	Support. Improves the appearance of the building.

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
10	23/03226/FUL <i>Summerlands</i>	Hann	144-146 Preston Road	Demolition of garage workshop, CoU and construction of extension to dwelling. New railings to front, and alterations to front elevation.	Support. In keeping and improves the character of the area.
11	23/02739/LBC <i>Westlands</i>	D Champman	Trinity House 17 Peter Street	New rainwater goods on front elevation, and grab handles at front door.	Permission granted 5 January 2024. Noted.
12	23/02420/FUL <i>Summerlands</i>		Westfield Academy Stiby Road	Installation of air source heat pump system including 12 outdoor heat pumps and new electrical substation.	Support. Acceptable in terms of noise, and reduces dependence on fossil fuels.
<i>Cllr W Read had commented on the above application online, and therefore did not vote.</i>					
13	24/03181/S73A <i>Yeovil Lyde</i>	D Glover	The Moose Centre 148 St Michaels Avenue	Application to vary condition to allow changes to fenestration and porch (relating to planning approval 23/01534/FUL for a bungalow)	Support. Improved design and appearance.
14	23/03034/HOU <i>Grove Avenue</i>	Harris	9 West Park	Extensions and driveway alterations	Support. Improved highway safety, and no detrimental impact on character of area and property.

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
15	23/03093/HOU <i>Grove Avenue</i>	K Lambert	13 West Park	Enlargement of driveway at front	Support. Improved highway safety, and no detrimental impact on character of area and property.
16	23/02614/HOU <i>Grove Avenue</i>	K Short	21 Grove Avenue	New parking area (retrospective)	Support. Compliments property.
17	23/03107/FUL <i>Grove Avenue</i>	Preston Road (Yeovil Ltd)	Workshop 35A Preston Road	CoU, conversion and extension of existing building to create an HMO (for staff of the adjoining nursing home – The Knoll)	Support, subject to a condition to tie property to The Knoll in perpetuity. Suitable use of the building and compliments architecture of surrounding area.

11/137 PRIOR APPROVAL NOTIFICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	23/02879/P3MA <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	CoU from commercial, business & service use (Class E) to create 6 flats (C3).	Noted
2	23/02880/P3MA <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	CoU from commercial, business & service use (Class E) to create 2 flats (Class C3)	Noted

11/138 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.37pm.

Signed:

Date: