



Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 26th September 2022 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, J Cabell, T Casey, K Hussain, A Kendall, G Oakes, E Potts-Jones, W Read, A Richards, R Spinner, H Stonier and L Watts.

Present (virtually): Cllrs P Lock and J Lock.

In Attendance (in person): H Ferdinand (Deputy Town Clerk) and L Jones (Administrative Assistance)

In Attendance (virtually): Cllrs T Lock and A Soughton

There were 3 members of the public present.

7.05pm – Meeting commenced.

11/031 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs K Gill (conflicting engagement), E-J Hopkins (conflicting engagement), S Lowery (conflicting engagement), J Lowery (conflicting engagement).

RESOLVED: To accept the apologies with the reasons given.

11/032 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.

Cllrs G Oakes, R Spinner and J Lock declared a personal interest in Item 11/034, the pre-application consultation for a proposed care home on land at Highfield Road, as they all live close by.

Cllr J Snell declared an interest in application 22/02281/FUL at Westfield Academy for personal reasons.

11/033 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee held on 15th August 2022.

RESOLVED: that the minutes of the Planning Committee meeting held on 15th August 2022 be signed as a correct record.

11/034 PRE-APPLICATION CONSULTATION: PROPOSED CARE HOME, LAND AT HIGHFIELD ROAD, YEOVIL BA21 4RJ

The proposals were discussed in some detail by the Members and the following points raised:

- In principle the development is to be welcomed
- Concerns raised about the amount of parking proposed, more on-site parking would be welcome
- Like the look of the building and landscaping, but would like to have seen a larger garden
- Suggestion that the building should be 3 storeys which would allow for more on-site parking and a larger garden for residents
- Need to mark the front boundary but still allow residents to look out. Possibly hoop railings.
- Bin store – correct location? Are there enough bins?
- Good that its almost carbon neutral
- Concern raised about the PV battery store adjacent to gardens of 155a & 155b because of potential danger
- Concerns about the contamination of the site from previous use.

RESOLVED: that the Deputy Clerk summarises the comments made and sends them to LNT Care Developments.

11/035 AMENDED PLANS/ADDITIONAL INFORMATION (see Table below)

11/036 PLANS LIST (see Table below)

11/035 AMENDED PLANS/ADDITIONAL INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
<p>The consideration of applications was rearranged as members of the public had come to speak about the application at 49 Burroughes Avenue.</p>					
8	22/00332/FUL	Brand	49 Burroughes Ave	Erection of detached dwelling (revised site plan)	Defer until further advice/information is received in respect of: highways (access, parking, visibility splays, width of drive, etc); the potential impact on trees; an assessment of drainage; and, potential impact on ecology (badgers and newts).
<p>Nearby neighbours B Handyside, S Francis & S Salter spoke, and comments received via email from S Handyside were read out. The following concerns were raised: the site plan is incorrect as the adjacent properties are closer to the proposed dwelling than shown; loss of privacy from windows looking into garden and living room window; loss of light; newts and badger set in garden will be lost; very narrow access to new dwelling (construction workers have to climb on neighbour's wall; drainage/ proposed dwelling/higher than neighbouring property; no bin store shown; 2 rather than 3 trees shown; drive width much narrower than shown on plan; parking/turning inadequate; inadequate visibility splays; design not in-keeping. Members discussed the proposals and agreed on the above resolution.</p> <p>At 8.03pm 3 members of the public left the meeting and did not return.</p>					
1	20/01087/FUL Grove Avenue	Stonewater Lt	The Park School Kingston Site Kingston	<p><i>*Additional information received:</i></p> <ul style="list-style-type: none"> - <i>Phosphate Mitigation Strategy Submission</i> - <i>Habitat Regulations Assessment</i> - <i>Appropriate Assessment</i> <p>Redevelopment of former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade II Listed Kingston House to 8 no. dwellings, erection of 30 no. new</p>	The additional information is technical and needs to be assessed by experts. Yeovil Town Council stands by the previous objections raised on 13 July 2020, except that relating to the lack of a construction management plan.

APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolution
			dwelling, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works	

At 8.22pm the meeting adjourned for a comfort break.

At 8.27pm the meeting re-started.

11/036 PLANS LIST

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	22/01778/FUL <i>Westlands</i>	Carr	The Real China 66 Middle Street	Proposed extension to upper floors to form 5 self-contained apartments	Support
2	22/02336/FUL <i>Westlands</i>	Sen	The Westminster 12 Westminster Street	Two storey rear extension and CoU from class A4 (public house) to D1 (religious meeting place)	Support
3	22/02281/FUL <i>Summerlands</i>	Payne	Westfield Academy Stiby Road	Erection of single storey 6 bay double classroom modular building	Support

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
4	22/01729/FUL <i>Grove Avenue</i>	Sweet	Parcroft Pre-school Playgroup Linden Road	Re-cladding of the pre-school Building (Retrospective)	Permitted by SSDC before the meeting
5	22/02371/FUL <i>Westlands</i>	Bedford	9 Union Street	Formation of new entrance to restaurant	Support
6	22/02167/ADV <i>Westlands</i>	Suree	15 Princes Street	1 set of externally illuminated text to replace existing. 1 externally illuminated projectic sign to replace existing. 1 internally illuminated menu to replace existing	Support
7	22/02372/FUL <i>Yeovil Lyde</i>	Howden	30 Oxford Road Pen Mill Trading Esta	Extension to warehouse accommodation, alterations to existing building and additional site exit point	Support
9	22/02168/HOU	Nguyen	66 St Michaels Ave	Formation of new drive / hardstanding to front of property (Retrospective)	Permitted by SSDC before the meeting
10	22/01652/HOU <i>Westlands</i>	Green	21 Penn Hill	Demolish existing balcony and conservatory structure below and replace with new	Support

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
11	22/01883/HOU	Casey	5 Watercombe Lane	Demolish former garage and erect outbuilding for bedroom accommodation and garden store	Permitted by SSDC before the meeting
12	22/02209/HOU <i>Summerlands</i>	Turvey	157 Preston Road	Single storey side extension	Support
13	22/02283/HOU <i>Summerlands</i>	Adams	88 Westbourne Grove	Replace existing conservatory with single storey rear extension	Support

11/037 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 8.48pm.

Signed:

Date: