



## **Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 30<sup>th</sup> May 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, T Casey, K Gill, A Kendall, P Lock, J Lock, S Lowery (arrived 7.33pm), J Lowery, G Oakes, E Potts-Jones, A Richards, R Spinner, L Watts and D Woan

**In Attendance (in person):** A Card (Town Clerk) and H Ferdinand (Deputy Town Clerk)

**In Attendance (virtually):** Cllr T Lock (Lyde Ward) and A Soughton (Westlands Ward)

There was 1 member of the public present.

1 member of the press was present virtually.

7.00pm – Meeting commenced.

### **11/005 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs E-J Hopkins (conflicting engagement), K Hussain (work commitment), W Read (work commitment) and H Stonier (conflicting engagement).

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

### **11/006 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.

No other declarations were made at this time.

## **11/007 MINUTES**

To confirm as a correct record the minutes of the Planning Committee meeting held on 19<sup>th</sup> April 2022. The minutes for the Special Meeting of the Planning Committee held on 28<sup>th</sup> May 2022 were not yet available.

**RESOLVED:** that the minutes of the Planning Committee meeting held on 19<sup>th</sup> April 2022 be signed as a correct record.

**11/008 PLANS LIST** (see Table below)

**11/009 ADJACENT PARISH CONSULTATIONS** (see Table below)

**11/010 TREE PRESERVATION ORDERS** (see Table below)

## 11/008 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	22/01196/FUL Grove Avenue	R Cox	Cool Runnings 63 The Park	CoU from C2 (residential institution) to a 20 person HMO (house in multiple occupancy) with external alterations and internal re-arrangements	Support, subject to: <ul style="list-style-type: none"> <li>a) compliance with the SCC Parking Strategy;</li> <li>b) an appropriate number of vehicle charging points being provided; and,</li> <li>c) compliance with the SSDC HMO Standards including the required number of sinks and draining boards, cookers, hobs and grills, and kitchen cupboards.</li> </ul>
<p>Mr M Wilde, agent for the above application, addressed the Committee. The property, otherwise known as Lyndon House, was built in 1897 as a private house but had been used as an elderly persons home in recent years. It had been for sale since 2019, but there had been little interest. The proposal was for a 'top-end' 20 room HMO for professional people. Parking would be increased to accommodate 10 vehicles plus a bicycle store. The Committee discussed the project raising issues such as the Con Area, parking, and SSDC standards for HMOs.</p> <p><i>At 7.18pm, one member of the public left the meeting and did not return.</i></p>					
2	22/01017/FUL Yeovil Lyde	M Fisher	52 Buckland Road Pen Mill Trading Estate	Retrospective application for the installation of fencing and fascia cladding, and the demolition of 3 site buildings and 2 outbuildings.	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
SSDC Councillors declared an interest in the application below as the subject building is leased by SSDC. They did not vote on the application.					
3	22/00904/FUL <i>Summerlands</i>	Freedom Leisure	Westlands Sports and Fitness Centre Westbourne Close	Installation of 6 new windows on front elevation as a result of internal refurbishment, and installation of screen at front entrance.	Support
4	22/00479/FUL <i>Westlands</i>	B&M Retail Ltd	B&M Homestore Units 1&2 Lysander Road Retail Park	Erection of 4.8m fence to form ancillary external garden centre compound	Support
5	22/00833/ADV <i>Westlands</i>	Triology (Lemington Spa) Ltd	Land to north of Lysander Road, Morrisons Car Park	Display of 1 internally illuminated totem sign and 1 non-illuminated banner sign	Permitted in advance of meeting
6	22/00892/ADV <i>Westlands</i>	Fernbank Advertising Ltd	A1 Westminster Street A2 High Street A3 The Borough A4 Upper Middle Street A5 Wine Street A6 Middle Street A7 Middle Street A8 Triangle	Installation of 8 illuminated ground mounted totem-style digital advertising screens across Yeovil Town Centre	Support subject to the approval of County Highways and the Conservation Officer
7	22/01062/HOU <i>Grove Avenue</i>	P Smith	47 The Park	Reinstatement of metal railings above existing wall, and installation of driveway gates	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
<i>At 7.32pm Cllr T Casey declared a disclosable pecuniary interest in the following two applications at 85 Hendford Hill as he lives next door. He left the meeting and did not partake in the discussion or the voting.</i>					
<i>At 7.33pm Cllr S Lowery arrived and joined the meeting.</i>					
8	22/00711/HOU <i>Westlands</i>	K Ceylan	85 Hendford Hill	Formation of vehicular access including widening gateway (see also 22/01202/TPO below)	Object on the grounds of the Tree Officer comments
8	22/01080/HOU <i>Westlands</i>	K Ceylan	85 Hendford Hill	Construction of attached garage (see also 22/01202/TPO below)	Support subject to the tree officer's recommended conditions
<i>At 7.40pm, Cllr T Casey returned to the meeting.</i>					
9	22/00599/HOU <i>Yeovil College</i>	T & H Humpage	30 Mudford Road	First floor rear extension to provide a self-contained annex.	Support subject to the comments of the Conservation Officer
10	22/00827/LBC <i>Yeovil College</i>	T & H Humpage	30 Mudford Road	First floor rear extension to provide a self-contained annex, and internal and external alterations including loft conversion, solar panels and reinstatement of original features.	Object on the grounds that the proposed alterations are too great
11	22/00703/HOU <i>Yeovil Lyde</i>	D Keay	90 Lyde Road	Proposed side annex and extensions	Support
12	22/00572/HOU <i>Westlands</i>	R Jackson	Pengwerne St Nicholas Close	Rear first floor balcony and access staircase	Support

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
13	21/01979/HOU <i>Westlands</i>	Cao	109 Middle Street (to rear of 111)	Single storey extension with Balcony to rear, and two storey extension to side.	Support
14	22/01126/HOU <i>Summerlands</i>	L K Walters	1 Burroughes Avenue	Two storey side extension, single storey rear extension, boundary fence and parking.	Support
15	22/01198/HOU <i>Yeovil College</i>	C Hearne	60 Kenmore Drive	Single storey extension to bungalow	Support
16	22/00941/HOU <i>Summerlands</i>	Chapman	71 Bell Chase	Single storey rear extension	Support
17	22/01184/HOU <i>Yeovil Lyde</i>	Dimond	17 Lyde Road	Dormer window, second floor alterations and formation of parking area	Support

### **11/009 ADJACENT PARISH CONSULTATIONS**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
1	22/01025/FUL <i>West Coker</i>	PMK Consult Ltd	Seafire Park	Widening of existing footpath along Bunford Lane and realignment of fencing, and provision of additional section of footpath along part of Watercombe Lane	noted

## **11/010 TREE PRESERVATION ORDERS**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Resolutions</b>
1	22/01202/TPO <i>Westlands</i>	O Ayles	85 Hendford Hill	Tree works including the felling of two trees	withdrawn

**11/011 CORRESPONDENCE**

No items of correspondence had been received.

**11/012 PLANNING DECISIONS**

Members considered the planning decisions as per the agenda.

**RESOLVED:** that the decisions be noted.

The meeting closed at 8.08pm.

Signed:

Date: