

Minutes of a Meeting of the Planning Committee - South held in the Council Chamber, Council Offices, Brympton Way, Yeovil BA20 2HT, on Tuesday, 25 February 2025 at 2.00 pm

**Present:**

Cllr Jason Baker (Chair)  
Cllr Peter Seib (Vice-Chair)

Cllr Mike Best  
Cllr Jenny Kenton  
Cllr Kevin Messenger  
Cllr Stephen Page  
Cllr Tom Power  
Cllr Mike Stanton

Cllr Andy Kendall  
Cllr Tim Kerley  
Cllr Sue Osborne  
Cllr Oliver Patrick  
Cllr Martin Wale

**75 Apologies for Absence - Agenda Item 1**

There were no apologies for absence received.

**76 Minutes from the Previous Meeting - Agenda Item 2**

Resolved that the minutes of the Planning Committee - South held on Tuesday 28<sup>th</sup> January 2025 be confirmed as a correct record, subject to the following amendment to the wording for the proposal and decision under agenda item 7 as follows:

APPROVED subject to the prior completion of a Section 106 Planning Obligation/Agreement and the stated planning conditions, with an additional condition to deliver a **footpath to the West** ~~pedestrian crossing and access point from~~ **on** the A30 into the site and amendment to Condition 13, archaeology, to specifically reference the importance of recording, if appropriate, any information related to the WWII pillbox on the western boundary. Delegated to the Head of Planning in consultation with the Area Chair (South) and Division member.

**77 Declarations of Interest - Agenda Item 3**

The following members advised that they had been granted a dispensation regarding item 7 as members of the Yeovil Liberal Democrat group.

Cllr Mike Best  
Cllr Mike Stanton  
Cllr Jason Baker  
Cllr Peter Seib  
Cllr Andy Kendell  
Cllr Jenny Kenton  
Cllr Oliver Patrick

The Head of Legal in attendance explained that a dispensation had been granted by the Monitoring Officer to allow all seven members to remain in the room and vote on the item.

Cllr Osborne also declared an interest in Item 8 as Division member for Ilminster.

**78 Public Question Time - Agenda Item 4**

There were no members of the public registered to speak under Public Question Time.

**79 Planning Application 19/01053/FUL - Land at Thorhild, Tatworth Road, Chard. - Agenda Item 5**

The Planning Officer presented the application as detailed in the agenda report and with the aid of a Powerpoint presentation highlighting the key elements of the proposal including:

- Site location
- Site photos
- Proposed Masterplan
- The Principle of Development
- Highways and Active Travel
- Updates to the design and layout of the scheme since the approval in 2020.
- The location of an electricity sub-station
- Ecology and the phosphate mitigation strategy
- Flood risk and drainage
- Updates to the S106 obligations
- The planning balance

The major application is referred to committee in consultation with the Head of Planning and Area Chair (South) given the previous resolution made by a predecessor Council on 12<sup>th</sup> August 2020 and is recommended for approval subject to conditions as set out in the agenda report.

A representative of Chard Town Council addressed the committee, firstly thanking the Planning Officer for consulting with the people of Chard which has resulted in a good plan. He referred members to the objections from Chard Town Council as published in the agenda report, with the two biggest concerns being over-capacity at Convent Junction, and storm water flooding in the town.

The planning agent addressed the committee, reminding members that it is a material consideration that the application before them had been approved by South Somerset District Council in 2020. She summarised how various elements of the plan align with local plan policies, i.e The sites location in the Chard Eastern Development Area.

In response to questions from Members the Planning Officer confirmed that:-

- The affordable housing provision has reduced to 19% due to viability issues caused by delays whilst a phosphate mitigation solution was secured.
- The Lead Local Flood Authority have no objections the proposed development and have added some extra measures following the recent storm water flooding in Chard.
- The social housing allocation is grouped into one area of the site, as opposed to spread out.

The Highways Officer in attendance confirmed that there are no objections from the Highways Authority, providing conditions to secure the infrastructure improvements are applied to any permission granted, and a s106 Agreement citing s278 Highways Act 1980 is completed to secure the Travel Plan and the highway mitigation works, and secure the amended speed limit TRO if appropriate.

During the debate members were largely supportive of the proposals, although many agreed that it is disappointing to see that the social housing provision has been reduced due to viability. At the conclusion of the debate, Councillor Seib proposed to grant planning permission as per the officer's recommendation, and the proposal was seconded by Councillor Kerley. On being put to the vote, the proposal was carried all in favour.

## **Resolved**

That planning application 19/01053/FUL Proposed residential development for the erection of 94 dwellings, formation of vehicular access from Tatworth Road and associated works at Land at Thorhild, Tatworth Road, Chard be **APPROVED** subject to the prior completion of Section 106 Planning Obligation/Agreements and the stated planning conditions (refer to Section 13 of the officer's report for full wording of recommendation).

Voting: 13 in favour.

## **80 Planning application 20/01414/FUL - Lampreys Lane, South Petherton, Somerset. - Agenda Item 6**

The Planning Officer presented the application as detailed in the agenda report and with the aid of a Powerpoint presentation highlighting the key elements of the proposal including:

- Site location and surroundings
- Proposed site layout and access
- The proposed housing mix

- S106 Heads of Terms
- Pre commencement conditions
- Standard conditions

She referred members to the key considerations as detailed within the report:

- The principle of development/planning history
- Impact on character and appearance of the area
- Impact on amenity
- Highways, access and parking
- Surface water draining and foul drainage

The Planning Officer advised members that there is an error within the report at Section 11.28 regarding the distance between Plot 1 and existing No 82 Lampreys Lane. The actual distance is 14.5m and not 30m as stated in the report. She advised that whilst 14.5m is below the recommended minimum of 21m, it has been agreed as acceptable because there will be no windows in the gable end of the proposed new dwelling.

The application was recommended for approval subject to conditions as set out in the agenda report.

Two members of the public addressed the committee in objection to the application. Their comments included:

- The addition of the 3 extra dwellings bringing the site from (15-18) since outline planning permission was granted will have a significant negative impact on existing properties, particularly No 82, as well as the nature and character of the area.
- Local amenities and village infrastructure of South Petherton are already overstretched and will not cope with the demand.
- There appears to be some missing representations from members of the public, therefore the number of objections is not 17 as stated in the report.
- The local infants and junior schools are full.

The Division member, Cllr Jo Roundell-Greene addressed the committee and reiterated the concerns around distance and orientation of the proposed new dwelling at Plot 1 to No 82, and asked that members consider asking for an amendment to change or remove Plot 1 from the plans. She argued that the 14.5m distance between the proposed new dwelling at Plot 1 and boundary of No 82 is completely unacceptable.

She added that South Petherton had very recently experienced flooding, which is becoming more frequent and severe, but felt reassured by the flooding mitigation measures as detailed in the report.

The planning agent addressed the committee and made several points including:

- The planning application is Local Plan policy compliant in all areas

- Building materials have been conditioned following concerns raised by the Parish Council.
- The increase from 15 – 18 dwellings is a better use of the site, and a mix of dwelling types, including 4 flats.
- The orientation and design of all the dwellings on the site has carefully considered to reduce overlooking for neighbouring properties.

In response to questions from Members the Planning Officer confirmed that:-

- The distance between Plot 1 and No 82 is less than the recommended minimum, however the report does propose that there will be no windows at the gable end of Plot 1, and that Plot 1 will have no permitted development rights.
- EV charging points are provided on a ratio of 1 per house, however for the flats this will be 1 charging point shared between 2 flats. This could be re-negotiated under conditions if the committee wished to make that proposal.
- In terms of the impacts of 18 new dwellings on local services and village infrastructure, the developer will make financial contributions as agreed under the S106 agreement.
- The LLFA are satisfied with the proposed plans in terms of mitigating flood risk.
- The adopted 2015-2018 South Petherton Neighbourhood Plan is given limited weight.

Due to the strength of feeling around the distance between Plot 1 and No 82, The Service Manager Development Management suggested that if members were looking modify or remove Plot 1 from the plans, the committee should vote to defer the application. Taking the officers advise, Councillor Stanton proposed to DEFER the decision to allow review of plot 1 in the interests of achieving high quality design and protecting residential amenity. The proposal was seconded by Councillor Kerley and on being put to the vote, the proposal was carried by 8 in favour, 5 against.

### **Resolved**

That planning application 20/01414/FUL Erection of 18 dwellings with associated vehicular access, garaging, sustainable drainage, and landscaping at Lampreys Lane, South Petherton, Somerset be **DEFERRED** for the following reason:

To allow review of plot 1 in the interests of achieving high quality design and protecting residential amenity.

Voting: 8 in favour, 5 against.

### **81 Planning application 24/02986/LBC - Ground Floor, 31 Princes Street, Yeovil, Somerset - Agenda Item 7**

The Conservation Officer presented the listed building consent application as

detailed in the agenda report and with the aid of a Powerpoint presentation highlighted the key elements of the proposal including:

- Building location
- Photographs of the front of the building
- Security camera detailed images
- Internal photographs of existing partitions
- Internal plans showing proposed partitions

She concluded that the public benefits to be secured by the works proposed in this current application outweigh the low level of less than substantial harm to the listed building and Officers consider that the application for listed building consent should be granted. The applicant is a Member of Parliament, and therefore in the interests of transparency, the application is referred to the Committee.

There were no members of the public registered to speak.

After a brief discussion all members agreed that the proposed temporary modifications to the listed building should be allowed, and Councillor Power proposed to move the officer's recommendation and grant the listed building consent. The proposal was seconded by Councillor Wale and on being put to the vote, the proposal was carried all in favour.

## **Resolved**

That listed building consent 24/02986/LBC Internal and External alterations to ground floor, including security cameras, security screen and internal partitions at Ground Floor, 31 Princes Street, Yeovil, Somerset be **APPROVED** subject to the stated planning conditions. Delegated to the Head of Planning in consultation with the Area Chair (South).

Voting: 12 in favour.

## **82 Tree Preservation Order ILMI No. 1 2024, 41 High Street, Ilminster, Somerset. - Agenda Item 8**

The Tree Officer presented the Tree Preservation Order report to members, which was seeking to block the removal of one Cedar tree growing in the land to the north of No. 41 High Street, Ilminster, situated to the north of High St, and East of Rutters Ln. He explained that this was being brought to committee due to an objection from Ilminster Town Council.

In response to questions from members the Tree Officer confirmed that:

- The tree does not overhang or intrude
- The benefits of maintaining the tree outweigh the benefits of removing it
- Limb failure can be monitored and managed and does not justify removal

There were no members of the public registered to speak.

After a brief discussion Councillor Seib proposed to confirm the Tree Preservation Order unmodified, as per the officers recommendation. The proposal was seconded by Councillor Osborne and on being put to the vote, the proposal was carried all in favour.

**Resolved**

That Tree Preservation Order ILMI No. 1 2024 that protects one Ceder tree growing in the land to the north of 41 High Street, Ilminster, Somerset be **CONFIRMED** unmodified.

Voting: 12 in favour.

**83 Appeal Decisions (for information) - Agenda Item 9**

Members noted the appeal decisions.

**(The meeting ended at 4.00 pm)**

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**CHAIR**