



# Yeovil Town Council

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## Planning Committee

**Members of Yeovil Town Council are summoned to attend:**

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 11 March 2019**

The Place... **Town House, 19 Union Street, Yeovil**

Meetings are open to the Press and Public  
If you need this information in large print, Braille, audio or another  
language, please ring 01935 382424

Amanda Card  
Town Clerk

04 March 2019

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Please contact Helen Ferdinand at the Town House for more information about this meeting

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To: All Members of the Planning Committee

Michael Beales (BEM)

Phil Chandler

Joe Conway (OBE)

Karl Gill

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock

Tony Lock

Jane Lowery

Sarah Lowery (Vice Chairman)

Graham Oakes (Chairman)

Evie Potts-Jones (Ex-Officio)

Andrew Pugsley

Faye Purbrick

Wes Read

Manny Roper

Alan Smith

Andy Soughton

Rob Stickland

### **Equality Act 2010**

The *general* public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age	Race
Disability	Religion or Belief
Gender Reassignment	Sex
Marriage and Civil Partnership	Sexual Orientation
Pregnancy and Maternity	

### **Recording of Council Meetings**

The Local Audit and Accountability Act 2014 allows both the public and press to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

Any member of the public wishing to record or film proceedings must let the Chairman of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e. clearly visible to anyone at the meeting), but non-disruptive. Please refer to our Policy on audio/visual recording and photography at Council meetings at [www.yeovil.gov.uk](http://www.yeovil.gov.uk) This permission does not extend to private meetings or parts of meetings which are not open to the public.

Members of the public exercising their right to speak during the time allocated for Public Comment who do not wish to be recorded or filmed, need to inform the Chairman who will instruct those taking a recording or filming to cease doing so while they speak.

## **A G E N D A**

**PUBLIC COMMENT** – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

### **9/388 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Council to receive apologies for absence and consider the reasons given. *LGA 1972 s85(1)*

### **9/389 DECLARATIONS OF INTEREST**

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any requests from members for Dispensations that accord with Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations).

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

### **9/390 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 11 February 2019.

### **9/391 PLANS LIST** (Pages 3 to 4)

### **9/392 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION** (Page 5)

### **9/393 CORRESPONDENCE**

### **9/394 PLANNING DECISIONS** (Pages 6 to 8)

**PLANNING MEETING**  
**MONDAY 11 March 2019**

**PLANS LIST**

The schedule of planning applications is attached.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to any views expressed by the public, various consultees (including the Town Council) and District Council Ward Members.

**BACKGROUND PAPERS**

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

**HUMAN RIGHTS ACT STATEMENT**

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this council's recommendations on planning applications take into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be taken into consideration by South Somerset District Council as the Planning Authority when they determine the applications.

## 9/391 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1.	18/03972/OUT West	Mr Brian Longman	Land Adj. To 11 Summerlands Yeovil BA21 3AL	Outline application with landscaping reserved for the erection of 2 No. detached dwellings.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03972/OUT">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03972/OUT</a>					
2.	19/00003/HOU South	Mr & Mrs D Garry	76 Seaton Road Yeovil BA20 2AR	Demolish conservatory and erect two storey rear extension	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00003/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00003/HOU</a>					
3.	19/00429/HOU South	Mr O Pearson	97 Seaton Road Yeovil BA20 2AP	Alterations and the erection of a single storey front extension to dwellinghouse.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00429/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00429/HOU</a>					
4.	19/00066/HOU East	Mr & Mrs Steve Mcallister	18 Welbeck Road Yeovil BA21 5PH	Erection of single storey extension to front of property	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00066/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00066/HOU</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5.	19/00046/ADV South	KIA Motors (UK) Ltd KIA Motors (UK) Ltd	KIA F J Chalke Fusion Park West Hendford Yeovil Somerset BA20 2JJ	The display of 2 internally illuminated totems 'A' and 'G', 2 internally illuminated moulded KIA logo 'B'-'E', 1 internally illuminated individual built up rim and return KIA motors text 'C', 1 internally illuminated individual built up F J Chalke text fixed to existing background 'D', 1 externally illuminated freestanding entrance statement 'F' signage, 1 double sided non-illuminated directional sign 'H' and 1 single sided non-illuminated directional sign 'I'	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00046/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00046/ADV</a>					
6.	19/00213/ADV South	Michelle Earl	Unit 1 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ	Display of 3 no. externally illuminated fascia signs, 1 no. externally illuminated freestanding sign, 2 no. non-illuminated wall signs, 1 no. non-illuminated information sign and 1 no. non-illuminated freestanding directional sign.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00213/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00213/ADV</a>					
7.	19/00122/ADV Central	WHSmith	W H Smith Ltd 10 Middle Street Yeovil Somerset BA20 1LZ	Display of 1. No internally illuminated fascia sign.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00122/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00122/ADV</a>					

## 9/392 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/00121/S73 Yeovil Without	Mr Newens	60 Combe Street Lane Yeovil BA21 3PF	Application to vary condition no. 2 (approved plans) of approval 17/04931/FUL to include amending garage to habitable space with window to principal elevation, flush window to lounge, full brick construction porch and formation of flat roof terrace to rear with associated works.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00121/S73">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00121/S73</a>					

The conversion of second floor from bedrooms to a self contained flat and the installation of 3 No. rooflights (revised application)

80 South Street Yeovil Somerset BA20 1QH

Ref. No: **17/00807/FUL** | Validated: Wed 15 Feb 2017 | Status: Approved

Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the insertion of 3 No. rooflights to rear (revised application)

80 South Street Yeovil Somerset BA20 1QH

Ref. No: **17/00810/LBC** | Validated: Wed 15 Feb 2017 | Status: Approved

Erection of an attached dwelling

47 Rowan Way Yeovil BA20 2NP

Ref. No: **18/01704/FUL** | Validated: Tue 29 May 2018 | Status: **Approved**

The change of use of premises from a workshop (Use Class B2) to a church (Use Class D1)

Land Rear Of 43 Lyde Road Yeovil Somerset BA21 5AT

Ref. No: **18/02931/COU** | Validated: Wed 31 Oct 2018 | Status: Approved

The carrying out of alterations to convert the second floor to a self contained flat and the installation of 3 rooflights (Revised application)

Flat 5 80 South Street Yeovil BA20 1QH

Ref. No: **18/03462/LBC** | Validated: Wed 24 Oct 2018 | Status: Withdrawn

Conversion of loft and the creation of 1 No. dormer window.

214 Goldcroft Yeovil BA21 4DA

Ref. No: **18/03528/HOU** | Validated: Wed 28 Nov 2018 | Status: **Refused**

The erection of rear extension to existing ASD base building and relocation of external air source heat pumps and enclosure to the front elevation of the building.

Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD

Ref. No: **18/03716/FUL** | Validated: Sun 18 Nov 2018 | Status: Approved

Change of use from hostel used as supported living for adults with learning difficulties (sui generis use) to house in multiple occupation (11 bedsits) for accommodation for medical students for a temporary period of 3 years (retrospective).



Barnabas House 1 Higher Kingston Yeovil BA21 4AS  
Ref. No: **18/03780/COU** | Validated: Tue 18 Dec 2018 | Status: Approved

The siting of 1 No. two storey temporary portakabin building to be used as a flight training centre (Part retrospective)

Land Adj Building 191 Westland Helicopters Lysander Road Yeovil Somerset BA20 2AZ  
Ref. No: **18/03866/FUL** | Validated: Thu 08 Nov 2018 | Status: Approved

Erection of two storey side extension with hip roof, single-storey front pitched roof extension to the garage with first floor bay window above, and a single storey flat parapet roof rear extension.

17 Beaconfield Road Yeovil BA20 2JW  
Ref. No: **18/03875/HOU** | Validated: Wed 05 Dec 2018 | Status: Approved

Extension and alterations to include lean to roof canopy, new porch, secure cage around stair escape, replacement windows and doors and provision of solar panels

Morley House 26 West Hendford Yeovil BA20 1XE  
Ref. No: **18/03976/FUL** | Validated: Fri 14 Dec 2018 | Status: Approved

Application to amend conditions 2 (approved plans) and 7 (area for parking only plan) of planning approval 18/01502/FUL to revise layout of petrol filling station.

Asda Stores Ltd Preston Road Yeovil BA20 2HB  
Ref. No: **18/03983/S73** | Validated: Mon 17 Dec 2018 | Status: Approved

Prior approval for the change of use of building from storage/distribution building to 1 No. residential dwelling.

89 Sherborne Road Yeovil Somerset BA21 4HE  
Ref. No: **18/04023/PAP** | Validated: Tue 18 Dec 2018 | Status: Approved

Notification for prior approval for the installation of a solar photovoltaic system on the roof of premises.

Tesco Stores Queensway Place Yeovil Somerset BA20 1DL  
Ref. No: **19/00027/PAPV** | Validated: Thu 03 Jan 2019 | Status: Approved

Alterations for conversion of existing garage to a dining room. Existing driveway to be extended across front garden with railings around the perimeter

12 Bowleaze Yeovil Somerset BA21 3RY  
Ref. No: **19/00075/HOU** | Validated: Fri 07 Dec 2018 | Status: Approved

Alterations and the erection of a two storey extension to dwellinghouse.

19 Sandhurst Road Yeovil Somerset BA20 2LE

Ref. No: **19/00086/HOU** | Validated: Fri 11 Jan 2019 | Status: Approved

Erection of a side and rear extension

31 Southwoods Yeovil Somerset BA20 2QQ

Ref. No: **19/00216/HOU** | Validated: Tue 08 Jan 2019 | Status: Approved

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation