



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Phone 01935 382424

Fax 01935 382429

E-mail town.clerk@yeovil.gov.uk

Planning Committee

Members of Yeovil Town Council are summoned to attend:

The Meeting : **Planning Committee**

The Time : **7 :00pm**

The Date : **Monday 12th August 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

05 August 2019

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

To: All Members of the Planning Committee

Philip Chandler

Jade Dash

Karl Gill

Amy Grieves (*Vice Chairman*)

David Gubbins

Gordon Hunting

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock (*Ex-officio*)

Tony Lock

Jane Lowery

Sarah Lowery (*Chairman*)

Graham Oakes

Evie Potts-Jones

Wes Read

Andy Soughton

Roy Spinner

Rob Stickland

Helen Stonier

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 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.

10/022 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/023 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.

10/024 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 15 July 2019.

10/025 KEYFORD DEVELOPMENT - 15/01000/OUT

At the Planning Committee on 8 April 2109 it was resolved that this application be approved subject to improvement of the junction at the northern end of the site. Representatives of Barwick & Stoford PC and East Coker PC have requested that they attend the meeting to explain their joint intention to commission a traffic consultant to assess the proposed northern access to the site, to and extend the invitation to join them to Yeovil Town Council.

10/026 PLANS LIST – FOR CONSIDERATION (Pages 3 to 10)

10/027 AMENDED PLANS – FOR CONSIDERATION (Page 11)

10/028 TREE PRESERVATION ORDERS (Page 11)

10/029 CORRESPONDENCE

10/030 PLANNING DECISIONS (Pages 12 to 13)

PLANNING MEETING
MONDAY 12 August 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.

10/026 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1A	19/01908/DPO	Mr Andrew Darch	Aldon Springs Dorchester Road Yeovil Somerset BA20 2RH	Application to discharge a S106 agreement in relation to agricultural tie occupancy restriction	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01908/DPO				
1B	19/01717/R3D Summerlands	South Somerset District Council	Jon O'Donnell Pavillion Yeovil Recreation Centre Chilton Grove Yeovil Somerset BA21 4AW	Alterations to form a multi-use room and a cafe and redesigning the outside seating area.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01717/R3D				
2	19/02026/FUL Summerlands	HACM Ltd	Land Off Bernards Way Adj To Palmers Garden Centre Yeovil Somerset BA20 2EL	Change of use of land to be used as a car wash, erection of canopy and the siting of portacabin office together with associated works.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02026/FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	19/01803/COU Westland	Mr Andy Potter	First Floor 28 Vincent Street Yeovil BA20 1JQ	Change of use from offices to 'suis' generis' tattoo studio	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01803/COU					
4	19/01797/FUL Summerlands	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	Installation of Grocery Collection lockers in the car park	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01797/FUL					
5	19/01798/ADV Westland	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	The display of 4 No. non- illuminated signs (vinyl text printed on the lockers)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01798/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	19/02001/S73A Yeovil College	Blockworks Group Ltd	Thorne House Eastville Yeovil Somerset BA21 4JD	Application to vary condition 2 (approved plans) and 5 (bay windows) of approval 18/02695/FUL to increase the depth of the proposed south extension and the omission of the bay windows to the north, to be replaced by opaque glazing.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02001/S73A					
7	19/01805/FUL Yeovil College	Hellier Capital Holdings Ltd	3 Goldcroft Yeovil BA21 4DQ	Internal and external alterations including new and replacement windows, replacement access stairs, creation of additional parking space, removal of boundary wall, elevational amendments to the ground floor and creation of bin store.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01805/FUL					
8	19/01184/FUL Yeovil Lyde	Yarlington Housing Group	Car Park Pembroke Close Yeovil Somerset	Temporary change of use of part of car park to site a temporary compound associated with maintenance works (Retrospective)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01184/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9	19/01657/ADV Westland	Mr Pearce Sean	Fusion Park West Hendford Yeovil Somerset BA20 2JJ	The display of 4 No. internally illuminated fascia signs and 2 No. internally illuminated totem signs.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01657/ADV					
10	19/01412/FUL Summerlands	Stonewater Ltd.	Raglan Terrace Yeovil BA21 3JX	Removal of the existing steps at the apex of the junction and the balcony on the first floor. Alterations are also proposed to the perimeter wall and landscaping at the site. This involves the addition of wrought iron railings along the boundary wall and low maintenance trees/hedges on the grass banks.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01412/FUL					
11	19/01856/HOU Yeovil College	Mr G Tucker	15 Mitchelmore Road Yeovil Somerset BA21 4BA	Demolition of existing timber structure and erection of an outbuilding, also a porch on front elevation (resubmission of porch approved under 16/04400/FUL).	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01856/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	19/01503/HOU Summerlands	Mr & Mrs K Bazely	4 Burroughes Avenue Yeovil Somerset BA21 3JU	Erection of a two storey side extension and single storey front, side and rear extensions & resurfacing of driveway	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01503/HOU					
13	19/01632/HOU Westland	Mr & Mrs M Cobley	22 West Coker Road Yeovil BA20 2LA	Erection of a double garage.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01632/HOU					
14	19/01506/HOU Summerlands	Mr Chris Westlake	101 Preston Road Yeovil BA20 2DZ	The erection of single storey extension to the rear elevation to be used as a sun room.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01506/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
15	19/02116/HOU Summerlands	Mr & Mrs D R Clifford	1 Bell Chase Yeovil Somerset BA20 2FE	Demolish existing conservatory and erect a single storey side extension to the dwelling	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02116/HOU				
16	18/03281/HOU Westland	Mr Glenn Drake	11A Penn Hill Yeovil BA20 1SF	Alterations and replacement of an external wooden staircase and base (landing) with a metal staircase and the erection of porch on the landing. Retrospective application for balcony to the rear elevation of the dwelling.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03281/HOU				
17	19/01772/HOU Yeovil College	Mr Tony Overd	93 Combe Park Yeovil BA21 3BE	Proposed single storey side and rear extension to existing semi-detached house	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01772/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
18	19/01997/HOU Westland	Mr Lee Morris	12 Wraxhill Road Yeovil Somerset BA20 2JZ	Erection of a single storey side extension and new side dormer window	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01997/HOU					
19	19/02060/HOU Yeovil College	Mr Mark Newton	42 Marsh Lane Yeovil Somerset BA21 3BX	The erection of single storey side and rear extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02060/HOU					

10/027 AMENDED PLANS – FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/00827/HOU Westland	Mr Jan Bovey	32 Richmond Road Yeovil BA20 1BA	The erection of single and two storey rear extensions to dwellinghouse	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00827/HOU					
2	18/03972/OUT Summerlands	Mr B Longman	Land Adj 11 Summerlands Yeovil BA21 3AL	Outline application for the erection of bungalow	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03972/OUT					

10/028 TREE PRESERVATION ORDERS

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/02013/TPO Yeovil College	Mrs Pool	54 Southway Drive Yeovil Somerset BA21 3ED	Application to carry out tree works to No 1 tree as shown within Tree Preservation Order SSDC (YEOV 2) 1992	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02013/TPO					
2	19/02039/TPO Grove Avenue	Mr Solomon	Little Acorns 18 Parcroft Gardens Yeovil BA20 2BS	Application to carry out tree works to 1 No. Oak as shown within the YDC (YEOV) No. 5 1985 Tree Preservation Order, Confirmed 27.6.85	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02039/TPO					

10/030 PLANNING DECISIONS

Raising of front garden to form private parking space. (Part retrospective).

27 Carisbrooke Gardens Yeovil Somerset BA20 1BX

Ref. No: **19/00825/HOU** | Received: Wed 13 Mar 2019 | Validated: Fri 29 Mar 2019 | Status:

Refused

The change of use from Estate Agency (Use Class A2) to a Cafe Bar (Use Class A3/A4)

29 Princes Street Yeovil BA20 1EG

Ref. No: **19/00985/FUL** | Received: Thu 04 Apr 2019 | Validated: Wed 17 Apr 2019 | Status:

Approved

Demolition of existing summerhouse, the erection of an extension to form ancillary accommodation and raising height of garage roof.

70 Mudford Road Yeovil BA21 4AH

Ref. No: **19/01045/FUL** | Received: Tue 09 Apr 2019 | Validated: Fri 31 May 2019 | Status:

Approved

The installation of 3 No. rooflights.

Flat 2 The Old Town Hall King George Street Yeovil Somerset BA20 1QT

Ref. No: **19/01247/FUL** | Received: Wed 10 Apr 2019 | Validated: Mon 20 May 2019 | Status:

Approved

Application to carry out minor alterations to include amendments to windows on North-East elevation and internal courtyard, removal of bridge and formalise 2 No. rooflights (not included on previously approved plans).

First And Second Floors 8/10 Church Street Yeovil BA20 1HE

Ref. No: **19/01134/FUL** | Received: Wed 17 Apr 2019 | Validated: Wed 17 Apr 2019 | Status:

Approved

The erection of a replacement garage.

13 Glenthorne Avenue Yeovil BA21 4PG

Ref. No: **19/01148/HOU** | Received: Thu 18 Apr 2019 | Validated: Mon 13 May 2019 | Status:

Approved

Alterations and the erection of single storey extensions to front and rear of dwellinghouse.

21 Beaconfield Road Yeovil BA20 2JW

Ref. No: **19/01233/HOU** | Received: Mon 29 Apr 2019 | Validated: Tue 30 Apr 2019 | Status:

Approved

Extension to roof at front and rear of dwellinghouse and creation of new vehicular access

150 Ilchester Road Yeovil Somerset BA21 3BW

Ref. No: **19/01510/HOU** | Received: Tue 14 May 2019 | Validated: Tue 14 May 2019 | Status: Approved

The erection of a rear single storey extension to dwellinghouse.

4 Home Drive Yeovil BA21 3AP

Ref. No: **19/01558/HOU** | Received: Mon 03 Jun 2019 | Validated: Mon 03 Jun 2019 | Status: Approved

Proposed single storey rear extension (i) the projection of the rear extension beyond the rear wall is 3.70m (ii) the maximum height of the extension is 3.50m (iii) the height at the eaves of the extension is 2.20m.

37 Chilton Grove Yeovil Somerset BA21 4AW

Ref. No: **19/01791/PDE** | Received: Tue 25 Jun 2019 | Validated: Tue 25 Jun 2019 | Status: Decided

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation