



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**

Please note change to usual day

The Date... **Wednesday 16 January 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

07 January 2019

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

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 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.

9/373 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/374 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.

9/375 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 10 December 2018.

9/376 PLANS LIST (Pages 2 to 6)

9/377 PRIOR NOTIFICATION APPLICATIONS – FOR INFORMATION ONLY (Page 7)

9/378 CORRESPONDENCE

9/379 PLANNING DECISIONS (Pages 8 to 11)

PLANNING MEETING
WEDNESDAY 16 January 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.

9/376 PLANS LIST – FOR CONSIDERATION

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/03122/OUT South	Ms Claire Chapman	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection of a 3 bedroom dwelling at the rear of 62 West Coker Road (resubmission of 18/01546/OUT)	
https://www.southsomerset.gov.uk/planningdetails/?id=1803122OUT					
2	18/03625/FUL Central	Mr M Thomas	Land Adj. Earle Street Yeovil Somerset	The demolition of garages and the erection of 4 No. dwellings.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803625FUL					
3	18/03636/FUL South	Mrs G Loder	23 Hillgrove Avenue Yeovil BA20 2LP	The erection of a new dwelling.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803636FUL					
4	18/03781/COU South	LiveWest	Roman Way 128 Hendford Hill Yeovil BA20 2RG	The change of use of premises from Sui Generis to C2 (accommodation for medical students) for a temporary period of 3 years to then revert back to Sui Generis (Retrospective)	
https://www.southsomerset.gov.uk/planningdetails/?id=1803781COU					

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Notes
5	18/03716/FUL West	Somerset County Council	Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD	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.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803716FUL					
6	18/03866/FUL South	Leonardo MW	Land Adj Building 191 Westland Helicopters Lysander Road Yeovil BA20 2AZ	The siting of 1 No. two storey temporary portakabin building to be used as a flight training centre (Part retrospective)	
https://www.southsomerset.gov.uk/planningdetails/?id=1803866FUL					
7	18/03973/R3D Central	South Somerset District Council	Yeovil Country Park Centre Brunswick Street Yeovil Somerset BA20 1QZ	Extension to rear of existing building and provision of PV panels to front elevation	
https://www.southsomerset.gov.uk/planningdetails/?id=1803973R3D					

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Notes
8	18/03839/HOU Central	Mrs Y Woolley	Rocky Knapp Penn Hill Park Yeovil BA20 1SE	Construction of two storey rear extension in place of utility building and enlargement of rear parking area.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803839HOU					
9	18/01217/HOU South	Mr Richard Butt	61 Rowan Way Yeovil BA20 2NP	The erection of a two storey side extension to dwellinghouse.	
https://www.southsomerset.gov.uk/planningdetails/?id=1801217HOU					
10	18/03528/HOU Milford	Ms Lesley Houghton	214 Goldcroft Yeovil BA21 4DA	Conversion of loft and the creation of 1 No. dormer window.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803528HOU					
11	18/03950/HOU East	Mr & Mrs S.R.J. Stringer	21 Welland Road Yeovil BA21 5NR	Alter and extend the dwelling with a single storey extension to the side and rear extension.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803950HOU					

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	Notes
12	18/03434/HOU South	Mr Stephen Pugsley	17 Cypress Drive Yeovil BA20 2PX	Extension to existing porch to front of house.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803434HOU				

9/377 PRIOR NOTIFICATION APPLICATIONS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/03830/P3JPA Central Ward	Mostly Media Ltd	25 - 27 Hendford Yeovil Somerset BA20 1UN	Prior approval for the conversion of existing offices to form 3 No. residential units.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803830P3JPA					
2	18/04023/PAP New Town	InvestAcc Pension Administration Limited	89 Sherborne Road Yeovil Somerset BA21 4HE	Prior approval for the change of use of building from storage/distribution building to 1 No. residential dwelling.	
https://www.southsomerset.gov.uk/planningdetails/?id=1804023PAP					

Planning Reference	Address	Proposal	Decision
18/03779/NMA	Asda Stores Ltd Preston Road Yeovil BA20 2HB	Application for a non-material amendment to planning application 18/01502/FUL to alter the approved layout from a 'Drive to Pay' kiosk to a fully automated 'Pay at Pump' petrol filling station.	Application Refused
18/03582/TCA	112 Hendford Hill Yeovil Somerset BA20 2RF	Notification of intent to carry out tree surgery works to No 5 trees within a Conservation Area.	Application Permitted
18/03610/PDE	12 Beaconfield Road Yeovil Somerset BA20 2JN	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 4.3m (ii) the maximum height of the extension is 3.3m (iii) the height at the eaves of the extension is 3.3m	Permission not required
18/03526/TCA	91 Hendford Hill Yeovil BA20 2RE	Application to carry out tree works within a conservation area	Application Permitted
18/03506/HOU	Wyndham Hill Sherborne Road Yeovil BA21 4HQ	Erection of a single storey timber frame extension to garage (Retrospective)	Application Permitted with Conditions
18/03495/PAIA	17 Wyndham Street Yeovil Somerset BA20 1JH	Notification for prior approval for the proposed change of use of former ground floor shop to a residential unit	Application Permitted
18/03571/TPO	18 Tarratt Road Yeovil Somerset BA20 2LJ	Application to carry out tree works to No 1 Oak known as TPO YDC (YEOV 1) 1978 confirmed 29.06.1978	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/03362/LBC	5 Preston Park Mews Preston Road Yeovil Somerset	Installation of sliding gate in existing boundary wall.	Application Permitted with Conditions
18/03633/COU	54 Middle Street Yeovil Somerset BA20 1LX	The change of use of premises from a shop (Use Class A1) to a flexible use of either shop (Use Class A1) or non-residential institution (Use Class D1).	Application Permitted with Conditions
18/03284/HOU	2 Glenville Road Yeovil BA21 5AF	The erection of single storey rear extension to dwelling.	Application Permitted with Conditions
18/03261/HOU	4 Glenville Road Yeovil BA21 5AF	Erection of single storey rear extension to dwelling.	Application Permitted with Conditions
18/03148/HOU	22 Elmhurst Avenue Yeovil BA21 4PP	Alterations and the erection of a single storey rear extension to dwelling	Application Permitted with Conditions
18/02932/HOU	92 White Mead Yeovil BA21 3RS	The erection of a single storey rear extension	Application Permitted with Conditions
18/02817/HOU	114 Milford Road Yeovil BA21 4QG	The erection of single storey rear extension to dwelling.	Application Permitted with Conditions
18/03117/HOU	22 West Coker Road Yeovil BA20 2LA	Alterations and conversion of the existing garage to domestic accommodation and the erection of a single storey extension to the rear with undercroft and front entrance porch	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/03047/HOU	125 Westland Road Yeovil BA20 2AZ	Erection of a single story rear extension to form disabled shower	Application Permitted with Conditions
18/02978/OUT	Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD	Outline application for the erection of a hall extension	Application Permitted with Conditions
18/02822/COU	Unit 5 St Johns House Church Path Yeovil Somerset BA20 1HE	Change of use of unit from a cake shop unit (Use Class A1) to an aesthetics clinic (Use Class) D2.	Application Permitted with Conditions
18/02339/FUL	166 Hendford Hill Yeovil Somerset BA20 2RG	Partial demolition, proposed change of use, conversion and extension to form 7 No. residential apartments with associated parking and amenities.	Application Permitted with Conditions
18/02274/FUL	Grovelands Residential Home 45 Grove Avenue Yeovil BA20 2BE	The creation of additional car parking.	Application Permitted with Conditions
18/02213/LBC	Holcote House Mudford Road Yeovil BA21 4AE	The carryout of internal and external alterations including the removal of link section and formation of new glazed canopy, reinstatement of chimney/porch, opening up of external openings, new gates and railings.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/02212/FUL	Holcote House Mudford Road Yeovil BA21 4AE	Change of use of premises from non-residential institution (Use Class D1) to a single dwelling (Use Class C3) and alterations including removal of link section, formation of glazed canopy, reinstatement of chimney, front porch, opening up of external openings and new gates and railings.	Application Permitted with Conditions
18/01989/FUL	Land At 166 Hendford Hill Hendford Hill Yeovil Somerset BA20 2RG	Construction a 40 bedroom Nursing Home (Use Class C2) and associated parking.	Application Permitted with Conditions
18/01606/S73	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Application Permitted with Conditions
18/01434/OUT	110 West Coker Road Yeovil BA20 2JE	Outline application for the erection of 5 dwellings including ancillary access road and parking.	Application Withdrawn
18/01143/FUL	80 Preston Road Yeovil BA20 2DX	The erection of a new dwelling with improved access (Revised application)	Application Refused
17/02896/FUL	Former Olds Motor Group Sherborne Road Yeovil BA21 4HA	Demolition of existing buildings and the erection of a Class A1 (retail) store with associated access, parking, ancillary works and landscaping.	Application Permitted with Conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation