



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 16th September 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

09 September 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*)

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

Disability

Gender Reassignment

Marriage and Civil Partnership

Pregnancy and Maternity

Race

Religion or Belief

Sex

Sexual Orientation

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.

10/031 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/032 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.

10/033 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 12 August 2019.

10/034 AMENDED PLANS/ADJACENT PARISH – FOR CONSIDERATION (Page 3)

10/035 PLANS LIST – FOR CONSIDERATION (Pages 4 to 11)

10/036 TREE PRESERVATION ORDER (Page 12)

10/037 CORRESPONDENCE

10/038 PLANNING DECISIONS (Pages 13 to 15)

PLANNING MEETING
MONDAY 16 September 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.

10/034 **AMENDED PLANS/ADJACENT PARISH – FOR CONSIDERATION**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	15/01000/OUT East Coker Parish	Keyford Landowners	Land At Keyford Dorchester Road Yeovil Somerset	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)	Amendment proposed to the vehicular northern access to the proposed Keyford Urban Extension development. Delete the current proposed access point from Little Tarrat Land and leave this Lane and its connection to the A37 as existing. Proposal for a new northern vehicular access from A37 south of the junction of Two Towers Lane and the A37
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=15/01000/OUT					

10/035 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1.	19/02100/S73 Lyde	Acorn Developments SW Ltd	Aplin House Newton Road Yeovil	Section 73 application to vary conditions 2, 3 & 11 of permission 16/04661/FUL with regards to changes to the external cladding, profile of the lift shaft in elevations, extension of the roofline near the water tower, bin store amendments, removal of parking provision on level 1, balconies amended to Juliette balconies, addition of an entry door access to north stairwell on level 2, and removal of the vehicular access ramp between levels 1 and 2	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02100/S73					
2.	19/02293/HOU Summerlands	Miss Leanne Gray	27 Carisbrooke Gardens Yeovil BA20 1BX	Raising of front garden to form private parking space. (Part retrospective/Revised application)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02293/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	19/01822/FUL Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Refurbishment of existing basement to convert it to a two bedroom apartment.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01822/FUL					
	19/01823/LBC Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Refurbishment of existing basement to convert it to a two bedroom apartment.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01823/LBC					
4	19/02181/OUT Summerlands	Mr Martin Paine	Land At Malvern Court Malvern Court Yeovil BA21 3RX	Outline application with all matters reserved for the erection of a dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02181/OUT					
5	19/02054/FUL College	Mostly Property Ltd	122 Goldcroft Yeovil BA21 4DE	The change of use of ground floor from D1 (non residential institution) to B1 (a) (Office) at the front and D1 to a residential unit at the rear.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02054/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	19/02162/FUL Westland	National Building Society	Nationwide Bldg Soc 36-38 Middle Street Yeovil BA20 1LA	Replacement of existing door with new double sliding and glazing around external ATM with secure walls (part retrospective) and the installation of open mesh roller shutter install on the edge of recessed main entrance	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02162/FUL					
	19/02163/ADV Westland	National Building Society	Nationwide Bldg Soc 36-38 Middle Street Yeovil BA20 1LA	Display of 3No. illuminated fascia signs, 2No. externally illuminated hanging signs & internally illuminated ATM surround (part retrospective)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02163/ADV					
7	19/02036/FUL Westland	Greggs PLC	1 - 3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Subdivision of Unit 4 and Change of use to Class A1 Bakery with external alterations including provision air conditioning units and outside seating area	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02036/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
8	19/01535/COU Summerlands	Mr W Christopher	The Samaritans 25 The Park Yeovil BA20 1DG	Change of Use from Samaritans office/surgery to Residential (C3)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01535/COU					
9	19/01696/FUL Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Installation of two air conditioning condenser units in a security cage within the bin store area and three extract grilles.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01696/FUL					
10	19/01967/HOU Lyde	Mr & Mrs Hatton	296 St Michaels Avenue Yeovil BA21 4NE	The erection of single storey rear extension together with internal alterations.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01967/HOU					
11	19/02040/HOU Westland	Mr M Barter	20 Dorchester Road Barwick Yeovil BA20 2RL	Erection of two storey side & front extensions, porch canopy to front & the erection of a store/garden machinery room	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02040/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	19/02319/HOU Westland	Mr & Mrs L.A Stirling	93 Plantagenet Chase Yeovil BA20 2PP	The erection of two storey rear extension to the dwelling.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02319/HOU				
13	19/01886/HOU Lyde	Mr Jason Hallett	43 Netherton Road Yeovil BA21 5NY	The erection of a garage and carport to front of property.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01886/HOU				
14	19/01928/HOU Westland	Mr Mugurel Somnea	9 Alder Grove Yeovil BA20 2PA	Alterations and the erection of a front entrance porch and loft conversion to include installation of 3No. velux rooflights.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01928/HOU				
15	19/01855/HOU Summerlands	Mrs V Baseley	32 Westfield Crescent Yeovil BA21 3DF	Erection of flat roofed single story rear extension to dwellinghouse.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01855/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
16	19/02236/HOU Lyde	Mr Peter Edwards	96 St Johns Road Yeovil BA21 5NQ	The erection of single and two storey side extension and single storey rear extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02236/HOU					
17	19/02322/HOU Summerlands	G Anderson	36 Stiby Road Yeovil BA21 3EG	Demolition of existing conservatory and rear lean to extension an erection of new single storey lean to to the front together with new single storey extension to the rear with associated internal alterations.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02322/HOU					
18	19/02003/HOU Westland	Mr Steve Ritson	8 Dorchester Road Yeovil BA20 2RN	The erection of a single storey rear extension with balcony, first and second floor side extension with dormer and proposed garage/carport to front of dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02003/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
19	19/02332/ADV Westland	Clear Channel	53 Earle Street Yeovil Somerset BA20 1JW	The display of internally illuminated replacement advertising billboard to support a digital poster (D-poster).	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02332/ADV					
20	19/02019/ADV Westland	Colossem Dental	49 Princes Street Yeovil BA20 1EG	The display of 3 externally illuminated fascia signs, 2 non illuminated fascia sign, and 1 non illuminated projecting sign.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02019/ADV					
21	19/01697/ADV Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Display of 3No. illuminated fascia signs	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01697/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
22	19/02096/ADV Westland	Mr Matt Davies	20 Middle Street Yeovil BA20 1LY	The display of 1No. non illuminated fascia sign and 1No. non illuminated projecting sign.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02096/ADV					
23	19/02149/LBC Summerlands	Yeovil Town Council	Preston Plucknett War Memorial Preston Road Yeovil	Listed Building Consent to repair north side of the shaft of the cross where the stone is laminating	For Information Only F
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02149/LBC					

10/036 **TREE PRESERVATION ORDER – FOR INFORMATION**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/02180/TPO	Mr Harry Young	8 Oakridge Park Yeovil BA21 3JY	Application to carry out tree surgery works to No1 tree included within South Somerset Tree Preservation Order (YEOV 1) 1991	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02180/TPO				

10/038 PLANNING DECISIONS

Outline application for the erection of five dwellings

Land At Hill View Yeovil Somerset BA21 4HN

Ref. No: **18/03374/OUT** | Received: Mon 15 Oct 2018 | Validated: Mon 15 Oct 2018 | Status:

Approved

The erection of a new dwelling.

23 Hillgrove Avenue Yeovil BA20 2LP

Ref. No: **18/03636/FUL** | Received: Mon 12 Nov 2018 | Validated: Mon 12 Nov 2018 | Status:

Approved

Outline application for the erection of bungalow with landscaping reserved for later approval.

Land Adj. To 11 Summerlands Yeovil BA21 3AL

Ref. No: **18/03972/OUT** | Received: Fri 14 Dec 2018 | Validated: Wed 30 Jan 2019 | Status:

Approved

Demolition of 8 garages, erection of pair of semi detached dwellings and construction of 5 parking spaces

Land Adj To 12 Welbeck Road Yeovil Somerset BA21 5PH

Ref. No: **19/00819/FUL** | Received: Thu 21 Mar 2019 | Validated: Thu 21 Mar 2019 | Status:

Approved

The erection of single and two storey rear/side extensions to dwellinghouse.

32 Richmond Road Yeovil BA20 1BA

Ref. No: **19/00827/HOU** | Received: Fri 22 Mar 2019 | Validated: Wed 29 May 2019 | Status:

Approved

Erection of a two storey side extension and single storey front, side and rear extensions & resurfacing of driveway

4 Burroughes Avenue Yeovil Somerset BA21 3JU

Ref. No: **19/01503/HOU** | Received: Fri 17 May 2019 | Validated: Tue 11 Jun 2019 | Status:

Approved

Demolition of bungalow and former shop and replacement with two pairs of semi-detached houses.

44A & 46 Roping Road Yeovil Somerset BA21 4BE

Ref. No: **19/01742/FUL** | Received: Fri 24 May 2019 | Validated: Fri 24 May 2019 | Status:

Approved

The erection of single storey extension to the rear elevation to be used as a sun room.

101 Preston Road Yeovil BA20 2DZ

Ref. No: **19/01506/HOU** | Received: Tue 28 May 2019 | Validated: Wed 26 Jun 2019 | Status: Approved

Erection of 2 No. semi-detached two-bedroom dwelling houses. (revised application **19/00602/FUL**)

20 Highfield Road Yeovil BA21 4RP

Ref. No: **19/01591/FUL** | Received: Wed 05 Jun 2019 | Validated: Wed 05 Jun 2019 | Status: Approved

Erection of a double garage.

22 West Coker Road Yeovil BA20 2LA

Ref. No: **19/01632/HOU** | Received: Mon 10 Jun 2019 | Validated: Mon 10 Jun 2019 | Status: Approved

The display of 4 No. internally illuminated fascia signs and 2 No. internally illuminated totem signs.

Fusion Park West Hendford Yeovil Somerset BA20 2JJ

Ref. No: **19/01657/ADV** | Received: Wed 12 Jun 2019 | Validated: Wed 12 Jun 2019 | Status: Approved

Erection of a single storey side extension and new side dormer window

12 Wraxhill Road Yeovil Somerset BA20 2JZ

Ref. No: **19/01997/HOU** | Received: Thu 20 Jun 2019 | Validated: Thu 20 Jun 2019 | Status: Approved

Application to carry out works to trees as shown within the SSDC (YEOV 3) 2011 Tree Preservation Order, Confirmed 23.8.11 AMENDED SPECIFICATION (15.08.2019) Amended application to carry out works to trees as shown within the SSDC (YEOV 3) 2011 Tree Preservation Order

Centre Manager 10 Ivel Square Yeovil BA20 1EY

Ref. No: **19/01730/TPO** | Received: Fri 21 Jun 2019 | Validated: Fri 21 Jun 2019 | Status: Approved

Prior approval for the proposed change of use of offices to 9 No. residential flats.

3 Goldcroft Yeovil Somerset BA21 4DQ

Ref. No: **19/01816/P3JPA** | Received: Thu 27 Jun 2019 | Validated: Fri 28 Jun 2019 | Status: Decided that permission not required

The erection of single storey side and rear extension to dwelling.

42 Marsh Lane Yeovil Somerset BA21 3BX

Ref. No: **19/02060/HOU** | Received: Mon 01 Jul 2019 | Validated: Mon 01 Jul 2019 | Status: Approved

Demolition of existing timber structure and erection of an outbuilding, also a porch on front elevation (resubmission of porch approved under 16/04400/FUL).

15 Mitchelmore Road Yeovil Somerset BA21 4BA

Ref. No: **19/01856/HOU** | Received: Wed 03 Jul 2019 | Validated: Thu 04 Jul 2019 | Status: Approved

Demolish existing conservatory and erect a single storey side extension to the dwelling

1 Bell Chase Yeovil Somerset BA20 2FE

Ref. No: **19/02116/HOU** | Received: Tue 09 Jul 2019 | Validated: Tue 09 Jul 2019 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation