



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 10 December 2018**

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

03 December 2018

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.

9/367 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/368 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.

9/369 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 November 2018.

9/370 PLANS LIST (Pages 2 to 7)

9/371 CORRESPONDENCE

9/372 PLANNING DECISIONS (Pages 8 to x10)

PLANNING MEETING
MONDAY 10 December 2018

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.

9/370 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/03374/OUT New Town	Draytons Decorations Ltd	Land At Hill View Yeovil Somerset BA21 4HN	Outline application for the erection of five dwellings	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803374OUT				
2	18/02754/FUL West	Mr & Mrs A Miller	Holcote House Mudford Road Yeovil BA21 4AE	Change of use and conversion of former college studio to a separate single storey dwelling, including driveway and parking with access from existing shared access road.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1802754FUL				
3	18/03482/FUL East	Conrad Energy (Developments) Limited	Plot 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The proposed installation of a Peaking Gas Generation Plant	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803482FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
4	18/02978/OUT West	Brothwell	Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD	Outline application for the erection of a hall extension	
	https://www.southsomerset.gov.uk/planningdetails/?id=1802978OUT				
5	18/03633/COU Central	Classic Management Services Ltd	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).	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803633COU				
6	18/03462/LBC Central	Mr Andrew Hatton-Woods	Flat 5 80 South Street Yeovil BA20 1QH	The carrying out of alterations to convert the second floor to a self contained flat and the installation of 3 rooflights (Revised application)	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803462LBC				
7	18/03824/FUL Preston	Palmers Trading Estates (Preston) Ltd	Palmers Fish & Chips Bernards Way Yeovil Somerset BA20 2FH	The erection of an extension to premises.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803824FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
8	18/03538/FUL East	Mr Harry Norman	Fuel Oil Depot 54 Buckland Road Pen Mill Trading Estate Yeovil Somerset BA21 5HA	Proposed formation of an additional vehicular access and associated landscaping works and the use of land and building for the storage, distribution and display of landscaping materials and equipment.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803538FUL					
9	18/02931/COU East	Mr Deyvid Batista	Land Rear Of 43 Lyde Road Yeovil Somerset BA21 5AT	The change of use of premises from a workshop (Use Class B2) to a church (Use Class D1)	
https://www.southsomerset.gov.uk/planningdetails/?id=1802931COU					
10	18/02822/COU Central	Ms Karen Groom	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.	
https://www.southsomerset.gov.uk/planningdetails/?id=1802822COU					
11	18/03530/ADV Central	Dunelm	Former BHS 12 Ivel Square Yeovil Somerset BA20 1EY	The display of 4 No. illuminated building signs and 1 No. non-illuminated welcome sign	
https://www.southsomerset.gov.uk/planningdetails/?id=1803530ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	18/03361/FUL Preston	Mrs D Legg	5 Preston Park Mews Preston Road Yeovil Somerset	Erection of detached double garage with attic storage, detached workshop and installation of sliding gate in existing boundary wall.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803361FUL					
13	18/03362/LBC Preston	Mrs D Legg	5 Preston Park Mews Preston Road Yeovil Somerset	Installation of sliding gate in existing boundary wall.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803362LBC					
14	18/03506/HOU New Town	Mr & Mrs J Watson	Wyndham Hill Sherborne Road Yeovil BA21 4HQ	Erection of a single storey timber frame extension to garage (Retrospective)	
https://www.southsomerset.gov.uk/planningdetails/?id=1803506HOU					
15	18/02351/FUL Preston	Mr Derren Price	10 St Andrews Road Yeovil BA20 2DE	The erection of a first floor rear extension and loft conversion with 1 No. dormer window and 4 No. rooflights.	
https://www.southsomerset.gov.uk/planningdetails/?id=1802351FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
16	18/03583/HOU Hollands	Mr & Mrs Knapman	46 Willow Road Yeovil BA21 3AW	Demolition of existing porch and erection of single storey extension. Proposed loft conversion with minor internal alterations.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803583HOU				

9/372 PLANNING DECISIONS

Planning Reference	Address	Proposal	Decision
18/03406/PDE	4 Petters Way Yeovil Somerset BA20 1SH	Proposed extension (i) The projection of the proposed extension beyond the rear wall of the existing dwelling is 2.7 metres; (ii) The maximum height of the proposed extension is 3.9 metres; (iii) The height of the eaves of the proposed extension is 2.6 metres.	Permission not required
18/03341/NMA	St Peters Church Hall Coronation Avenue Yeovil Somerset BA21 3DY	Non-material amendment to approved application 18/00381/FUL to allow for minor changes to the elevations to ensure the scheme is affordable	Application Permitted
18/03447/TCA	Waterside 17 West Park Yeovil Somerset BA20 1DE	Application to carry out tree works within a conservation area	Application Permitted
18/03037/FUL	Preston School A Business And Enterprise Academy Monks Dale Yeovil Somerset BA21 3JD	Alterations and refurbishment of existing toilets and the erection of a new extension to provide extra toilet facilities.	Application Permitted with Conditions
18/03344/HOU	17 Elmhurst Avenue Yeovil Somerset BA21 4PP	The erection of single storey rear extension.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/03336/HOU	27 Highfield Road Yeovil Somerset BA21 4RP	Erection of a replacement detached garage.	Application Permitted with Conditions
18/02695/FUL	Thorne House Eastville Yeovil BA21 4JD	Alterations and the change of use of premises to 16 No. 1 bed self-contained supported living apartments (Use Class C3), with ancillary staff area, associated open space, car parking, demolition and construction of a new single storey side extension together with external works and alterations.	Application Permitted with Conditions
18/02636/HOU	17 Clifton Close Yeovil BA21 5LB	Erection of carport (retrospective)	Application Permitted with Conditions
18/02462/FUL	Goldcroft Yeovil BA21 4DQ	The erection of 2 no. buildings providing 66 no. apartments for NHS students and key workers residential accommodation with associated infrastructure (roads/parking/landscaping).	Application Permitted with Conditions
18/02811/HOU	34 Grass Royal Yeovil Somerset BA21 4JW	Erection of single storey rear extension to dwelling and alterations to access path at the front of the dwelling.	Application Permitted with Conditions
18/02357/FUL	237 St Michaels Avenue Yeovil BA21 4NA	The erection of a first floor extension to rear of dwellinghouse.	Application Permitted with Conditions
18/02340/COU	24A Coronation Avenue Yeovil BA21 3DY	Change of use of premises from a 6-bedroom House of Multiple Occupancy (use class C4) to an 8-bedroom House of Multiple Occupancy.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/02214/FUL	1 Mitchelmore Road Yeovil BA21 4BA	Increase existing six bedroom HMO to eight bedrooms by converting the existing large integral garage to two bedrooms. Conversion of existing toilet and utility to the rear of the garage to a shower room and kitchen for use by these additional room occupants.	Application Refused
18/02425/ADV	Yeovil Country Park Centre Brunswick Street Yeovil Somerset BA20 1QZ	Erection of a 8 metre flag pole to display flags associated with the Yeovil Country Park	Application Permitted with Conditions
18/01865/COU	Palmers Garden Centre Bernards Way Yeovil BA20 2FH	The change of use of land, 2 polytunnels and hangar from mixed use to garden centre	Application Permitted with Conditions
18/01385/ADV	Yeovil Country Park Centre Brunswick Street Yeovil BA20 1QZ	The display of 5 No. non illuminated fascia signs.	Application Permitted with Conditions
18/01122/FUL	Great Western Hotel 47 Camborne Grove Yeovil BA21 5DG	Change of use of former public house to 8no flats with associated internal, external works and parking.	Application Refused

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation