



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 16 January 2017**

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

10 January 2017

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

To: All Members of the Planning Committee

Pauline Lock (Chairman)

Florin Boieangiu

David Byrne

Kris Castle

Phil Chandler

Tristan Cobb

Joe Conway

Gail Freeman-Bell

Kaysar Hussain

Terry Ledlie

Mike Lock

Tony Lock

Sarah Lowery

Graham Oakes (Vice-Chairman)

Evie Potts-Jones

Faye Purbrick

Wes Read

Manny Roper

Darren Shutler (Ex-officio)

Alan Smith

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.

9/187 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/188 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.

9/189 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 December 2016.

9/190 PLANS LIST (Pages 3 to 6)

9/191 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 7)

9/192 CORRESPONDENCE

To consider a verbal update by the Deputy Town Clerk regarding correspondence received.

9/193 PLANNING DECISIONS (Pages 8 to 10)

PLANNING MEETING
MONDAY 16 January 2017

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.

9/190 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/05289/FUL Preston	Mr And Mrs Robin Trowbridge	105 Preston Road Yeovil Somerset BA20 2DZ	The erection of a new dwelling and improvements to existing access (Revised application)	Andrew Collins	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605289FUL					
2	16/05169/FUL Long mead	KFC UKI	KFC Western Avenue Brympton Yeovil BA22 8YQ	Overcladding of existing brick work.	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605169FUL					
3	16/05339/FUL Central	Kaspas (NW) Ltd	Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT	The carrying out of alterations to shop front	Simon Fox	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605339FUL					
4	16/05425/FUL Milford	Mr William Hallett	25 Highfield Road Yeovil Somerset BA21 4RP	The erection of a single storey rear extension	Jacqui Churchill	

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
	https://www.southsomerset.gov.uk/planningdetails/?id=1605425FUL					
5	16/05273/FUL Milford	Mr Glen Goodey	51 Glenthorne Avenue Yeovil BA21 4PN	The erection of replacement fence and wall	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605273FUL					
6	16/05486/FUL Park	Mr & Mrs Pugh	37A Preston Road Yeovil BA21 3AE	The erection of a two storey rear extension and front entrance porch to dwellinghouse	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605425FUL					
7	16/05217/FUL South	Mr & Mrs Norris	First Steps Nursery 148 Hendford Hill Yeovil BA20 2RG	The extension to car park, formation of retaining walls, landscaping and engineering works (Part retrospective/revised application)	Andrew Collins	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605217FUL					
8	16/05224/FUL Newtown	Matthews Properties Ltd	5 Wyndham Street Yeovil BA20 1JJ	The erection of a single storey rear extension, the installation of 2 No. new windows to west elevation of existing building and repositioning of air	Jane Green	

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
				conditioning units		
	https://www.southsomerset.gov.uk/planningdetails/?id=1605224FUL					
9	16/05285/FUL Milford	Mr I Hill And Miss V Meaden	246 Goldcroft Yeovil Somerset BA21 4DA	Demolition of existing garage and sunroom and the erection of a detached double garage	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605285FUL					
10	16/05275/FUL West	Mr B Egan	151 Ilchester Road Yeovil BA21 3BQ	Demolition of existing rear conservatory and construction of new rear single storey extension and raised decked area	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605275FUL					
11	16/05415/FUL Long Mead	Mr And Mrs Twine	High Croft 230 Preston Road Yeovil Somerset BA20 2EU	Alterations and the erection of single storey extensions and a detached garage	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605415FUL					
12	16/05268/S73A Hollands	Mr Hamid Mustafa	59 Chilton Grove Yeovil Somerset BA21 4AW	Application to vary planning conditions 2 (approved plans) and 4 (additional window) of approval 15/04493/FUL	Jacqui Churchill	

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
	https://www.southsomerset.gov.uk/planningdetails/?id=1605268S73A					
13	16/05340/ADV Central	Kaspas (NW) Ltd	Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT	The display of 2 No. internally illuminated fascia signs and 2 No. internally illuminated projecting signs	Simon Fox	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605340ADV					

9/191 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/05205/TPO	Mark Law	Morrisons Lysander Road Yeovil Somerset BA20 2AU	Application to carry out tree surgery works to numerous tree and to fell one Goat willow tree all know to be within the South Somerset District Council (Yeovil No.3) Tree Preservation Order 2002	Phillip Poulton
https://www.southsomerset.gov.uk/planningdetails/?id=1605205TPO					
2	16/05348/TPO	Mr J Beattie	Preston Park House Preston Road Yeovil Somerset BA20 2EF	Application to carry out tree surgery works to a Beech tree known as T1 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1992 and to carry out tree surgery works to 2 No. Yew trees known as T1 and T2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2016	Philip Poulton
https://www.southsomerset.gov.uk/planningdetails/?id=1605348TPO					
3	16/05349/TPO	St Margarets Hospice	St Margarets Hospice Little Tarratt Lane Yeovil Somerset BA20 2HU	Application to carry out tree surgery works to a Black pine tree and a Sycamore tree all within the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2001	Philip Poulton
https://www.southsomerset.gov.uk/planningdetails/?id=1605349TPO					

9/193 PLANNING DECISIONS

16/03628/FUL The erection of a research and development building, incubator, office and light engineering facility (Use Class B1) with associated parking, landscaping, access and security facilities at Land North of Bunford Lane Yeovil Somerset
Applicant Somerset County Council

APPROVAL subject to conditions

16/03844/COU The use of land for a car wash business at Yeovil Cattle Market Site Market Street Yeovil Somerset BA20 1HS
Applicant Tops Valeters Ltd

APPROVAL subject to conditions

16/04273/FUL The creation of a vehicular hardstanding and erection of a wall at 32 Meadow Road Yeovil BA21 5PA
Applicant Mr Jason Eavis

APPROVAL subject to conditions

16/04389/REM The erection of a dwellinghouse and formation of a new access at Land Adj Orchard Gate Little Tarrat Lane Yeovil Somerset BA20 2RL
Applicant R E Pearce Properties Ltd

APPROVAL subject to conditions

16/04494/COU The change of use of premises from offices (Use Class B1) to a dwelling (Use Class C3) at 4 Church Street Yeovil Somerset BA20 1HE
Applicant Porter Dodson

APPROVAL subject to conditions

16/04549/FUL Alterations to elevations, new entrance, new sheltered walkway and amendments to associated external landscaping and parking at Westland Leisure Complex Westbourne Close Yeovil Somerset BA20 2DD
Applicant South Somerset District Council

DECLARED INTEREST

16/04557/COL Application for a Certificate of Lawfulness for the existing installation of a roof light to rear elevation at 12 Balidon House Balidon Place Yeovil Somerset BA20 2FX
Applicant Mr Monk

APPROVAL subject to conditions

16/04599/FUL The erection of a detached dwelling and garage at 24 Sandhurst Road Yeovil Somerset BA20 2LE
Applicant Mr Brian Rogers

APPROVAL subject to conditions

16/04615/ADV The display of replacement signage including 1 No. replacement internally illuminated totem sign, 1 No. internally illuminated motif box, 3 No. internally illuminated fascia signs, canopy signs to petrol station and internally illuminated and non-illuminated signs to car wash at Morrisons Lysander Road Yeovil Somerset BA20 2AU
Applicant Wm Morrison Supermarket

APPROVAL subject to conditions

16/04625/FUL The installation of extractor fan ducting at 2/3 South Western Terrace Yeovil Somerset BA20 1NB
Applicant Palmers Catering Ltd

APPROVAL subject to conditions

16/04714/ADV The display of 1 No. externally illuminated fascia sign, 1 No. internally illuminated projecting sign, 3 No. non illuminated fascia signs and 2 No. window graphics at Roseberry Stores 69 Roseberry Avenue Yeovil BA21 5LQ
Applicant One Stop Stores

APPROVAL subject to conditions

16/04782/S73 Application to amend condition 2 (approved plans) of decision 16/00683/FUL (external alterations) at The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE
Applicant The Knoll Care Home Ltd

APPROVAL subject to conditions

16/04792/FUL Demolition of existing garage/store building and erection of new laundry/store building at The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE
Applicant Ghuman

APPLICATION WITHDRAWN

16/04809/FUL The erection of a two storey side extension and single storey rear extension to dwellinghouse at 67 Westbourne Grove Yeovil Somerset BA20 2DG
Applicant Mr M Bridgeman and Ms J Smith

APPROVAL subject to conditions

16/04895/ADV The display of 1 No. internally illuminated fascia sign, 1 No. internally illuminated projecting sign, 1 No. internally illuminated logo sign and 4 No. non illuminated signs at Co Operative Store 72 Stiby Road Yeovil Somerset BA21 3EG
Applicant Co-operative Food

APPROVAL subject to conditions

16/04985/FUL The erection of a single storey annexe extension to rear of dwellinghouse at 53 Mudford Road Yeovil Somerset BA21 4AE
Applicant Mrs N J Wardell

APPROVAL subject to conditions

16/05214/PDE Proposed rear extension (i) the projection of the proposed extension beyond the rear wall is 4.8m (ii) the maximum height of the extension is 2.7m (iii) the height of the eaves of the extension is 2.7m at 25 Highfield Road Yeovil Somerset BA21 4RP
Applicant Mr William Hallett

APPLICATION WITHDRAWN

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.