



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 12<sup>th</sup> July 2021

7.00pm

### Hybrid Meeting:

Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,  
and virtual using Zoom meeting software

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Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email [ytc@yeovil.gov.uk](mailto:ytc@yeovil.gov.uk) by 9:00am on Monday, 12<sup>th</sup> July 2021.

For further information on the items to be discussed, please contact [helen.ferdinand@yeovil.gov.uk](mailto:helen.ferdinand@yeovil.gov.uk).

Amanda Card, Town Clerk  
5<sup>th</sup> July 2021

This information is also available on our website: [www.yeovil.gov.uk](http://www.yeovil.gov.uk)

## **Members of Yeovil Town Council's Planning Committee are summoned to attend:**

Jade Dash	Graham Oakes ( <i>Vice Chairman</i> )
Karl Gill	Evie Potts-Jones ( <i>Ex-officio</i> )
David Gubbins	Wes Read
Gordon Hunting ( <i>Chairman</i> )	Ashley Richards
Kaysar Hussain	Roy Spinner
Andrew Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jane Lowery	Helen Stonier
Sarah Lowery	

### **Information for the Public**

In accordance with the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020, the ability to hold meetings virtually has now ceased. The Council are adhering to guidance set by the Ministry of Housing, Communities and Local government for the safe use of council buildings to enable face-to-face meetings for Councillors yet continue to provide remote access to the public.

### **Public Comments via Zoom at hybrid meetings**

We recognise that these are challenging times, but we still value the public's contribution to our virtual meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 12<sup>th</sup> July 2021 providing the following information:

- your email address;
- your name(s);
- the relevant planning application number(s);
- state whether you are the agent, an objector, or a supporter;
- state if you want to participate or just view the meeting.

Instructions will be sent to you to join the meeting via Zoom. Please note participants have a maximum of 3 minutes to speak.

Alternatively, if you do not wish to join the meeting via Zoom but would still like to comment on an application, please email your comments to [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk), or write to the Town Clerk at the address on the front of the agenda.

## **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](http://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 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.

## **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	

## **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.

# AGENDA

*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 have been completed.*

## **10/192 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **10/193 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.

## **10/194 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 14<sup>th</sup> June 2021.

## **10/195 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 4)

## **10/196 NEIGHBOURING PARISH COUNCIL CONSULTATIONS – FOR CONSIDERATION / INFORMATION** (Page 5)

## **10/197 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY** (Page 5)

## **10/198 CORRESPONDENCE**

## **10/199 PLANNING DECISIONS** (Pages 6)

## 10/195 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/01867/FUL Yeovil Lyde	J Lamb (UK Storage Company)	94 Lyde Road	The siting of 32 external self-storage units on outside areas. Freestanding on top of tarmac	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01867/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01867/FUL</a>				
2	21/01635/FUL Summerlands	M Payne Westfield Academy Trust	Westfield Academy Stiby Road	Single storey 6 bay double classroom modular building	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01635/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01635/FUL</a>				
3	21/01924/FUL Westlands	G House	Swan Theatre 138 Park Street	Alterations and provision of external access door to front elevation	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01924/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01924/FUL</a>				
4	21/01787/COU Yeovil College	Tyndale Ltd	Tyndale Nursing Home 36 Preston Road	Change of use from C2 (residential nursing home) to C4 (HMO supported living house)	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01787/COU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01787/COU</a>				
5	21/01982/FUL Grove Avenue	M Ghuman	The Knoll Nursing Home 33 Preston Road	First floor extension and alterations to SE corner	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01982/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01982/FUL</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
6	21/01992/ADV Yeovil College	SSDC	Jon O'Donnell Pavillion Yeovil Recreation Centre Chilton Grove	Display of 5 non-illuminated signs	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01992/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01992/ADV</a>				
7	21/01649/ADV Yeovil Lyde	McDonalds	217 Sherborne Road	Installation of 7 internally illuminated fascia signs inc. 15" digital booth screen	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01649/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01649/ADV</a>				
8	21/00999/ADV Summerlands	Asda Stores Ltd	ASDA Preston Road	Erection of 4 fascia internally illuminated signs and 6 static/post mounted non-illuminated signs	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00999/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00999/ADV</a>				
9	21/00782/FUL Westlands	D Gordon	110 Beechwood	Change of use of land and erection of wooden fence on boundary	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00782/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00782/FUL</a>				
10	21/01645/S73A Yeovil College	A Brooks	Site at 46 Roping Road	Application to vary condition 4 (parking provision) of approval 20/00058/FUL	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01645/S73A">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01645/S73A</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
11	21/01912/HOU Grove Avenue	K Lambert	13 West Park	Single storey side extension to annex	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01912/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01912/HOU</a>					
12	21/01717/HOU Westlands	J Evans	5 Southwoods	Single storey rear extension and alterations	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01717/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01717/HOU</a>					
13	21/01719/HOU Westlands	Mr & Mrs Cummins	7 Southwoods	Single storey rear extension and alterations	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01719/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01719/HOU</a>					
14	21/01638/HOU Summerlands	Mr & Mrs Tucker	34 Bell Chase	Installation of solar thermal panel to centre of front roof	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01638/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01638/HOU</a>					
15	21/01395/S73 Westlands	R Butt	61 Rowan Way	Application to vary conditions 2 (approved plans) and 3 (Materials) of approval 20/01197/HOU to allow change of materials from brick to render	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01395/S73">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01395/S73</a>					

**10/196 NEIGHBOURING PARISH COUNCIL CONSULTATIONS – FOR CONSIDERATION / INFORMATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/01699/ADV Brympton	Currys	Currys Superstore Unit 6 Western Avenue	Display of 1 illuminated fascia sign and 2 non-illuminated fascia signs	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01699/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01699/ADV</a>					
2	P/VOC/2021/02101 Bradford Abbas	M Lock	Yeovil Golf Club Sherborne Road	Variation of condition 4 (Duration of permission) of planning permission WD/D/17/002987 to allow re-shaping of land until 31/12/2023	
<a href="#">Planning Register : Dorset Council (dorsetcc.gov.uk)</a>					

**10/197 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/01942/TPO Summerlands	A De La O Tello	Radha Krishna Cottage 223 Preston Road	Tree works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01942/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01942/TPO</a>					



## **10/199 PLANNING DECISIONS**

Application No	Address	Proposal	Decision
21/00614/HOU	102 Westland Road	Front porch	Approved
21/00986/HOU	26 Penn Hill	Alterations and single storey infill kitchen extension and balcony	Approved
21/01018/ADV	TSB King George Street	Display of 1 internally illuminated sign and 1 internally illuminated projecting sign	Approved
21/01099/HOU	12 St James Close	Erection of front lean-to extension	Approved

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation