



Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 15 December 2025 at 7.00pm face-to-face in the Town House, 19 Union Street, Yeovil BA20 1PQ and by video-conference using Zoom meeting software

Present (In person): Cllrs J Snell (Chair), B Boyton, T Casey, K Gill, A Kendall, G Oakes, K Parsons, W Read and D Woan.

In Attendance (in person): L Ryder (Deputy Town Clerk) and A Card (Chief Executive/Town Clerk).

There were no members of the public or press present.

7.01pm – Meeting commenced.

11/242 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Cabell (work commitments), K Hussain (work commitments) J Jimba (unwell), J Lowery (personal reasons), R Spinner (conflicting engagement), R Stickland (unwell), H Stonier (personal reasons) and R White (work commitments).

**Legislation requires that Councillors need to be physically present at the meeting to be shown as present. If a Councillor is unable to attend in person but can attend virtually, then apologies for absence should be given.*

RESOLVED: To accept the apologies with the reasons given.

11/243 DECLARATIONS OF INTEREST

Cllrs Andrew Kendall, Graham Oakes, Wes Read, Jeny Snell and David Woan are members of Somerset Council. Cllr A Kendall is also a member of Somerset Council's Planning Committee – South, and whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at that level taking into account all relevant evidence and representations made at that tier.

11/244 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee meeting held on 17th November 2025.

RESOLVED: that the minutes of the Planning Committee meeting held on 17th November 2025 be signed as a correct record.

11/245 PLANS LIST

(See table below)

11/245 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	25/02490/HOU <i>Westlands</i>	Miss Amy Gowers	7 Yew Tree Close Yeovil Somerset BA20 2PB	Proposed garden room at the back of property in rear garden	Support, layout & density acceptable
2	25/02672/FUL <i>Westlands</i>	Mr Ed Peck	Job Centre Federated House 29 - 31 Hendford Yeovil Somerset BA20 1UU	Renewal of the existing flat roof and replacement of roof plant equipment. The parapet will be raised slightly (circa 225mm) and will be faced with stonework to match the existing building, new guard railings installed for safety, and bird netting added. No change of use is proposed.	Support, design & appearance acceptable
3	25/02724/ADV <i>Westlands</i>	Mr Paul Tierney	Dunelm Quedam Shopping Centre Unit 12, Ivel Square Yeovil Somerset BA20 1EY	Installation of 1No. internally illuminated projecting sign	Support, design & appearance acceptable
4	25/02733/HOU <i>Summerlands</i>	Mr Wiliam Plummer	43 Westfield Grove Yeovil Somerset BA21 3DJ	Installation of a dormer window to the rear roof of the property.	Support, layout & density acceptable
5	25/02771/FUL <i>Crofton Park</i>	Messrs J. & W. Habershon	40 The Avenue Yeovil Somerset BA21 4BN	Change of use from an existing house in multiple occupation for up to 6 persons (Use Class C4) to a 7-bedroom house in multiple occupation (Sui Generis) including associated works.	Support, design & appearance acceptable

6	25/02679/HOU <i>Grove Avenue</i>	Mr M House	7 West Park Yeovil Somerset BA20 1DE	Enlargement of driveway area within front garden.	Support, design & appearance layout & density acceptable
7	25/02827/HOU <i>Summerlands</i>	Rice	29 Christopher Close Yeovil Somerset BA20 2EH	Single storey front and side extension to form a garage and porch.	Support, design & appearance layout & density acceptable
8	25/02828/HOU <i>Grove Avenue</i>	Mr and Mrs Clark	50 Grove Avenue Yeovil Somerset BA20 2BE	Replacement of windows to front and side elevations viewed from Grove Avenue.	Support, layout & density acceptable
9	25/02853/HOU <i>Summerlands</i>	Mrs N Smith	243 Preston Road Yeovil Somerset BA20 2EY	Improved access including new retaining wall construction and partial existing retaining wall demolition	Support Improvements to the access of the building

11/246 TREE PRESERVATION ORDER APPLICATIONS

Members considered the Tree Preservation Orders as per the agenda.

RESOLVED: that the Tree Preservation orders to be noted.

11/247 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.19pm.

Signed:

Date: