



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Mayor: Cllr T Lock
Chief Executive / Town Clerk: Amanda Card BA (Hons), FCPFA, BSc (Open)
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Minutes of the hybrid meeting of Planning Committee of the Town Council held on Monday, 15 September 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 B Boyton, T Casey, K Gill, A Kendall, J Lock, W Read, A Richards, J Snell, R Spinner, R Stickland, R White, A Wilkes and D Woan.

In Attendance (in person): Cllr T Lock (Yeovil Lyde), L Ryder (Deputy Town Clerk) and Amanda Card (Chief Executive/Town Clerk).

There were no members of the press or public present.

7.00pm – Meeting commenced.

11/222 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received from Cllrs J Jimba (personal reasons), J Lowery (personal reasons), G Oakes (conflicting engagement) and H Stonier (unwell).

**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.

11/223 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.

Cllr R White declared a personal interest in application 25/02030/COU at 102 West Coker Road as the applicant is the neighbour of a friend.

11/224 MINUTES

To confirm as a correct record the minutes for the previous Planning Committee meeting held on 16th June 2025.

RESOLVED: that the minutes of the Planning Committee meeting held on 16th June 2025 be signed as a correct record.

11/225 PLANS LIST

(See table below)

11/226 TREE PRESERVATION ORDER APPLICATIONS

(See table below)

11/225 PLANS LIST

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	25/02146/FUL <i>Westlands</i>	Avon and Somerset Constabulary	Avon And Somerset Constabulary Yeovil Police Station Horsey Lane Yeovil BA20 1SN	External changes to building including erection of external fire escape stair, replacement of windows and installation of solar panels on roof.	Support, design & appearance acceptable
2	25/02049/FUL <i>Westlands</i>	Mr Shaun Travers	25 - 26 Market Street Yeovil Somerset	The use of ground floor as a venue for religious and non-religious services to celebrate the deceased, with an integral and ancillary function room Use Class E(c)(iii) with associated parking and addition of double door to West Elevation.	Support, design & appearance acceptable
3	25/02050/ADV <i>Westlands</i>	Mr Shaun Travers	25 - 26 Market Street Yeovil Somerset	Display of 4 externally lit fascia signs	Support, design & appearance acceptable
4	25/01752/FUL <i>Summerlands</i>	Co-op	The Co-operative Food 72 Stiby Road Yeovil BA21 3EG	Replacement of refrigeration plant, extension to existing canopy and general re-decoration works	Support, design & appearance acceptable

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
5	25/01922/HOU <i>Westlands</i>	Mr Wesley Cooper	50 West Coker Road Yeovil Somerset BA20 2JA	Proposed single storey rear extension to dwelling, addition of one box dormer to rear elevation, removal of chimneys, new access gates and new patio.	Support, design & appearance acceptable
6	25/02030/COU <i>Westlands</i>	Mr D Shete	102 West Coker Road Yeovil Somerset BA20 2JG	Change of use of Bed & Breakfast unit to a separate residential dwelling, and retention of existing shared dwelling unit at 102 West Coker Road.	Support, design & appearance acceptable
7	25/01657/FUL <i>Westlands</i>	Mr M Sen	9 Silver Street Yeovil BA20 1HW	Internal alterations to convert former shop into 3 no. self-contained flats.	Support, design & appearance acceptable, and no detrimental impact on visual amenity.
8	25/01658/LBC <i>Westlands</i>	Mr M Sen	9 Silver Street Yeovil BA20 1HW	Internal alterations to convert former shop into 3 no. self-contained flats.	Support, no detrimental impact on the listed building.
9	25/02007/FUL <i>Grove Avenue</i>	Ms Melanie Jones	19 Preston Road Yeovil BA21 3AD	Retrospective Application to retain an outbuilding in rear garden to be used as a home gym/garden shed (re-submission of 24/00037/FUL)	Object on the grounds on overbearing to neighbouring properties: and the noise and disturbance is detrimental to residential amenity. <i>Nb. YTC believes the activity is commercial and not an ancillary domestic use.</i>

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Resolutions
10	25/01080/FUL <i>Westlands</i>	Mr Simon Warner	Land Outside Cineworld At Old Station Way & Land At Court Ash Yeovil Somerset	The installation of 1no. BT Street Hub and removal of associated BT payphone	Object on the following reasons: <ul style="list-style-type: none"> - Crime Prevention Through Environmental Design Planning Response - Detrimental impact to public visual amenity - Anti-Social behaviour
11	25/01081/ADV <i>Westlands</i>	Mr Simon Warner	Land Outside Cineworld At Old Station Way & Land At Court Ash Yeovil Somerset	The installation of 2no. internally illuminated digital 75" LCD display screens, one on each side of the Street Hub unit	Object on the following reasons: <ul style="list-style-type: none"> - Crime Prevention Through Environmental Design Planning Response - Detrimental impact to public visual amenity

11/226 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
1	25/01420/TPO	Mr Chun Wing Lai	61 Preston Road Yeovil BA20 2BW	Application to carry out crown lifting to allow a minimum clearance of 2.4 metres above the pedestrian path and 5.4 metres above the vehicle access to No. 1 Beech Tree	Approved
2	25/01491/TPO	Mr Ian Carney	68 Southway Drive Yeovil BA21 3ED	Application to carry out Tree Surgery works to No. 2 Trees	Approved

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolutions
3	25/01566/TPO	Gregory	Walnut House The Manse Yeovil	Application to Carry Out Tree Surgery Works to No. 1 Tree as shown within the Yeovil District Council (YEOV 1) 1979 Tree Preservation Order.	Approved
4	25/01797/TPO	Joy	Former Fuel Depot Horsey Lane Yeovil BA20 2JJ	Application to trim west quadrant of 1 x Beech tree	Approved
5	25/02125/TPO	Jane Webster	1 The Beeches Southway Drive Yeovil BA21 3QJ	Application to carry out tree surgery works to T1 Common Oak to reduce by 20% (3m) and T2 Common Oak to reduce by 15% (2.5m)	Noted
6	25/02170/TPO	Mr Luke Jupp	5 Oakridge Park Yeovil BA21 3JY	Application to fell No.01 Copper Beech tree	Noted

11/227 PLANNING DECISIONS

Members considered the planning decisions as per the agenda.

RESOLVED: that the decisions be noted.

The meeting closed at 7.23pm.

Signed:

Date: