



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Monday 11<sup>th</sup> December 2023**

**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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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> December 2023**

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:**

Barry Boyton	Jane Lowery
Jade Cabell	Graham Oakes
Tareth Casey	Evie Potts-Jones ( <i>Chair</i> )
Kayleigh Fieldsend	Wes Read
Karl Gill	Ashley Richards
Emma-Jayne Hopkins ( <i>Ex-officio</i> )	Jeny Snell ( <i>Vice Chair</i> )
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jamie Lock	Helen Stonier
Sarah Lowery	Dave Woan

**Public Comments at meetings**

Members of the public may attend the meeting via zoom or in person.

If you would like to join the meeting via zoom, please email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday, 11<sup>th</sup> December 2023 providing the following information:

- 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.

## **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. Somerset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.*

## **11/125 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/126 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 this Committee, who are also Members of Somerset Council, are reminded of the need to declare their membership of that Council. Also, those Councillors that sit on Somerset Council's Planning – South Committee should indicate that they may speak and/or vote on applications being considered at this Planning Committee held by Yeovil Town Council, which may later be referred to Somerset Council for determination, and that they could reconsider any such applications at that level taking into account all relevant evidence and representation made at that time.

## **11/127 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 20<sup>th</sup> November 2023.

## **11/128 PLANS LIST – FOR CONSIDERATION** (Pages 2 - 3)

Applications for consideration.

## **11/129 ADJACENT PARISH PLANS FOR CONSIDERATION** (Page 4)

Applications for consideration.

## **11/130 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS** (Page 4)

To note.

## **11/131 PLANNING DECISIONS** (Page 5)

To note.

## **11/132 PRIOR APPROVAL APPLICATIONS**

Consider if Prior Approval applications should be referred to this Committee.

**11/128 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	23/02438/FUL Crofton Park <b>Amended Plans</b>	YDH	Yeovil District Hospital Higher Kingston	New modular orthopaedic Ward <b>Amendments:</b> <b>- Minor change to red line boundary</b> <b>-Revised plans to capture the access staircase</b>	<i>Previous resolution: Support, subject to the comments of fire &amp; rescue service</i> <i>Design &amp; appearance in keeping with existing buildings, much needed facility.</i> <i>Nb. Number of inaccuracies in Transport Plan eg. SSDC referred to (p10)</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02438/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02438/FUL</a>					
2	23/02935/FUL Yeovil Lyde	Duffields SW Ltd	Duffields SW Ltd Babylon View Oxford Road	Animal feed grinder and grinder house	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02935/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02935/FUL</a>					
3	23/02345/FUL Westlands	A Aslam Denners Yeovil Ltd	23-25 High Street	CoU of commercial building to be part commercial and part residential	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02345/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02345/FUL</a>					
4	23/02821/LBC Westlands	A Aslam Denners Yeovil Ltd	23-25 High Street	CoU as above, including the removal of internal walls to create internal courtyard for amenity space, and other works.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02821/LBC">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02821/LBC</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
5	23/02822/S73A <i>Grove Avenue</i>	Phoenix KC Ltd	30 The Park	To vary condition (of planning permission 20/00699/FUL) to allow a revised design for demolition of existing garage and erection of two storey residential student accommodation block.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02822/S73A">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02822/S73A</a>					
6	23/02736/FUL <i>Yeovil College</i>	Somerset Property Group Ltd	Kylemore House 30 Southville	External alterations (nb. associated application 23/02744/P3MA seeks prior approval for CoU from commercial (Class E) to 4 dwellings (Class C).	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02736/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02736/FUL</a>					
7	23/03002/HOU <i>Summerlands</i>	Crate	11 Abbots Meade	Two storey and single storey extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03002/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03002/HOU</a>					
8	23/02827/HOU <i>Westlands</i>	N Nile	116 Hendford Hill	Replacement French doors and Transom window	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02827/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02827/HOU</a>					
9	23/02902/HOU	C Tallard	61 Lyde Road	Loft conversion and extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02902/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02902/HOU</a>					

## 11/129 ADJACENT PARISH PLANS FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02892/REM <b>West Coker Parish</b>	Abbey Manor Group Ltd	Seafire Park Land South of Bunford Lane	Reserved matters (access, appearance, landscaping, layout and scale) relating to outline consent 13/03413/OUT for Plots 1/2 comprising B1, B2 and B8 uses.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02892/REM">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02892/REM</a>					

## 11/130 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/03011/TPO	Gavin Jones	Yeo Leisure Park Pizza Hut Old Station Way	Tree works	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03011/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03011/TPO</a>					

## 11/131 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/00861/ADV	Land at the Triangle Middle Street	Large LED screen	Permitted
23/02038/HOU	15 Blenheim Road	Front metal fence and carport	Permitted
23/02238/FUL	YDH Higher Kingston	3 storey Diagnostic & Outpatient facility	Permitted
23/02276/FUL	Yeovil Women's Hospital	New entrance / entrance to car park	Permitted
23/02490/HOU	85 Hendford Hill	New vehicle access	Withdrawn (Arboriculturalist objection)
23/02557/ADV	Nationwide Building Society 36-38 Middle Street	New signage	Permitted
23/02584/HOU	161 Plantagenet Chase	Extension and boundary wall	Permitted
23/02777/HOU	11 Wyndham Street	Reinstate front elevation and side porch	Permitted

*Note:*

*Planning decisions are highlighted where a decision of the Planning Authority (Somerset Council) has differed from the recommendation of Yeovil Town Council.*