



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 13 October 2025

7.00pm

Hybrid Meeting:

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

For further information on the items to be discussed, please contact
lucy.ryder@yeovil.gov.uk

A handwritten signature in black ink, appearing to read 'A. Card'.

Amanda Card, Chief Executive / Town Clerk

7 October 2025

This information is also available on our website: www.yeovil.gov.uk

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

Barry Boyton	Wes Read (Ex-Officio)
Jade Cabell	Ashley Richards
Tareth Casey	Jeny Snell
Karl Gill	Roy Spinner
Kaysar Hussain	Rob Stickland
Justice Jimba	Helen Stonier
Andy Kendall	Ruth White
Jamie Lock	Adrian Wilkes
Jane Lowery	Dave Woan
Graham Oakes	

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 by 9.00am on Monday 13 October 2025 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. 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.

11/228 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/229 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.

11/230 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 15th September 2025.

11/231 ADJACENT PARISH CONSULTATION: BRADFORD ABBAS & CLIFTON MAYBANK NEIGHBOURHOOD PLAN

To consider the email attached at page 5.

11/232 PLANS LIST – FOR CONSIDERATION (Pages 6-7)

Applications for consideration.

11/233 TREE PRESERVATION ORDER APPLICATIONS (Page 8)

For information.

11/234 PLANNING DECISIONS (Pages 9-10)

To note.

**11/231 ADJACENT PARISH CONSULTATION: BRADFORD ABBAS & CLIFTON MAYBANK
NEIGHBOURHOOD PLAN**

Dear Consultee,

**Bradford Abbas and Clifton Maybank Neighbourhood Plan Consultation 30th
September – 1st December 2025**

Bradford Abbas Parish Council is consulting on the pre-submission draft of the Bradford Abbas and Clifton Maybank Neighbourhood Plan. I am writing to you on behalf of the Parish Council because the parish of Bradford Abbas lies adjacent to your parish(es). This is the opportunity for statutory consultees and interested parties, as well as the public, to make their views known so that changes can be made, if appropriate, prior to the Plan's submission for its examination.

A copy of the draft Neighbourhood Plan, and other supporting documents, are available on the Parish Council website at <https://bradford-abbas.uk/article/draft-neighbourhood-plan>. The draft Neighbourhood Plan is also attached to this email for your convenience. Paper copies of the Draft Plan have been made available at various locations around the village, and also when requested. A Public Meeting is being held at the village hall this evening, 30th September at 7.00pm, to launch the consultation, and two drop-in events are to be held where people can meet the Neighbourhood Plan team, and ask questions about the Plan and supporting evidence:

- at St Mary's Church, Bradford Abbas on Saturday, 11th October from 10:30am to 11:30am; and
- at Bradford Abbas Sports and Recreational Club on Sunday, 12th October from 3:00pm to 4:00pm.

Any comments you wish to make on the Draft Plan should be returned no later than 1st December 2025.

We would encourage you to use the online Response Form at <https://www.surveymonkey.com/r/BACMNP-Reg14>, as this will help make analysing the responses easier, but if you prefer you can respond to this email (bacmnplan@gmail.com), or by post to the address below.

Parish Clerk
Bradford Abbas Parish Council
3 The Bungalows
Beer Hackett
Sherborne
Dorset
DT9 6QR

11/232 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/02312/HOU <i>Westlands</i>	Mr Simon Burroughes	49 Yew Tree Close Yeovil Somerset BA20 2PB	Garage conversion, side porch and rear extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02312/HOU				
2	25/02300/HOU <i>Westlands</i>	Mr Joe Lister	155 Preston Grove Yeovil Somerset BA20 2DB	Two storey rear extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02300/HOU				
3	25/02320/HOU <i>Summerlands</i>	Mr D Adams	37A Preston Road Yeovil Somerset BA21 3AE	Demolition of an existing single garage and the construction of a tandem double garage as separate garden room	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02320/HOU				
4	25/02293/HOU <i>Yeovil College</i>	Mr G Rumble	120 Ilchester Road Yeovil Somerset BA21 3BN	Replacement of front elevation lounge window with a bay window	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02293/HOU				
5	25/02171/HOU <i>Yeovil Lyde</i>	Hayhurst Estates Ltd	23 Alexandra Road Yeovil Somerset BA21 5AL	Ground Floor Extension and alterations to loft space to create a Second Storey	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02171/HOU				

6	25/02177/FUL <i>Westlands</i>	Altogether Care LLP	Pardoes Solicitors Glenthorne House 38 Princes Street Yeovil Somerset BA20 1EQ	Erection of a frontage wall and railings, including piers, formation of hardstanding between the wall and Glenthorne House's facade and removal of Magnolia Tree subject to a Tree Preservation Order.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02177/FUL					
7	25/02178/LBC <i>Westlands</i>	Altogether Care LLP	Pardoes Solicitors Glenthorne House 38 Princes Street Yeovil Somerset BA20 1EQ	Erection of a frontage wall and railings, including piers, formation of hardstanding between the wall and Glenthorne House's facade and removal of Magnolia Tree subject to a Tree Preservation Order.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02178/LBC					

11/233 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/02254/TPO	Mr Joshua Light	66 Southway Drive Yeovil Somerset BA21 3ED	Notification of intent to reduce the crown (see Tree Survey report for full details) of No. 1 Oak tree as shown by the South Somerset District Council (YEOV 2) 1992 Tree Preservation Order.	
2	25/02395/TPO	Nicola Hammond	64 Southway Drive Yeovil BA21 3ED	Application to carry out Tree Surgery Works to No. 2 Trees as shown within the South Somerset District Council (YEOV 2) 1992 Tree Preservation Order. T1 and T2 Oaks to be crown raised above garage and garden to secondary branches.	

11/234 PLANNING DECISIONS

Application No	Address	Proposal	Decision
25/02030/COU	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.	Approved
25/02007/FUL	19 Preston Road Yeovil Somerset 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)	Approved
25/01922/HOU	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.	Approved
25/01751/LBC	Glenthorne House 38 Princes Street Yeovil Somerset BA20 1EQ	This application seeks listed building consent for structural works to Plot 5, including the repair of existing roof trusses, removal of dilapidated timberwork, and installation of a new ceiling structure. It also includes amendments to the layout of the previously proposed external steps to Plot 3 and the bathroom in Plot 1, confirmation of colours for external timber doors, and information for the discharge of listed building consent conditions.	Approved
25/01752/FUL	The Co-operative Food 72 Stiby Road Yeovil Somerset BA21 3EG	Replacement of refrigeration plant, extension to existing canopy and general re-decoration works	Approved
25/01628/FUL	98 Middle Street Yeovil Somerset BA20 1NE	To change 12 No. windows from timber to plastic (RETROSPECTIVE)	Approved
25/01080/FUL	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	Approved
25/01079/ADV	Land On Pavement Outside 97 Middle Street & Land On Pavement At The Avenue Yeovil Somerset	The Installation of 2no. internally illuminated digital 75" LCD display screens, one on each side of the Street Hub unit	Approved

25/01078/FUL	Land On Pavement Outside 97 Middle Street & Land On Pavement At The Avenue Yeovil Somerset	The installation of 1no. BT Street Hub and removal of associated BT payphone	Approved
25/01081/ADV	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	Approved

Note:

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