



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 14 February 2022

7.00pm

Hybrid Meeting:

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

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 by 9:00am on Monday, 14th February 2022.

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

Amanda Card, Town Clerk
8th February 2022

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

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

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

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 hybrid 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 by 9:00am on Monday, 14th February 2022 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, 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. 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.

A G E N D A

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.

10/226 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/227 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.

10/228 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 17th January 2022.

10/229 AMENDED PLANS – FOR CONSIDERATION (Page 2)

10/230 PLANS LIST – FOR CONSIDERATION (Pages 2 to 3)

10/231 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY (Page 4)

10/232 CORRESPONDENCE

10/233 PLANNING DECISIONS (Pages 5 - 6)

10/229 AMENDED PLANS – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01560/FUL Westlands	Abbey Manor Developments Ltd	96 Middle Street	Demolition of an existing building and erection of a replacement building comprising commercial/business/services uses at ground floor level (Use Class E, public house/wine bar/drinking establishment, hot food takeaway and beauticians/nail bar), 9 No. residential apartments (Use Class C3) at first and second floor levels, and associated works	Previously considered by this Committee 13 July 2020, resolution: <i>Approve subject to the installation of a suitable scheme to avoid noise nuisance to the occupants of the proposed development from the disturbance of neighbouring uses; the provision of a bike store; and, the provision of a construction traffic management plan.</i> The description of the proposal has been significantly amended.
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01560/FUL					

10/230 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/03293/ADV Westlands	A Wright	1-3 Garrett Road	Illuminated digital advertising screen in window facing Lysander Road A3088	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03293/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
2	21/03658/HOU Yeovil College	Stewart	140 Ilchester Road	Two storey extension to rear and single storey extension to side	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03658/HOU				
3	21/03276/HOU Yeovil College	K Summers	50 Glenthorne Avenue	First floor extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03276/HOU				
4	21/03497/HOU Westlands	J Pollard	25 Southwoods	Two storey rear extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03497/HOU				
5	22/00023/HOU Yeovil College	A Enticott	138 Ilchester Road	Single storey rear extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00023/HOU				
6	21/03493/HOU Westlands	Groves	11 Hillgrove Avenue	Replacement garage	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03493/HOU				
7	21/03814/HOU Westlands	R Barter	118 West Coker Road	Replacement garage	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03814/HOU				

10/231 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/00201/TPO	Stonewater	Land fronting flats 26-36 Wyndham View	Tree surgery works	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00201/TPO				

10/233 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/01838/ADV	Duffields 1 Babylon View	Signage	Approved
21/00363/FUL	40 The Crescent	Pair of semi-detached dwellings	Refused
21/01341/FUL	Duffields Babylon View	Store building	Approved
21/01474/HOU	68 Westland Road	First floor extension	Approved
21/02688/LBC	4 Preston Park Mews Preston Road	Replacement windows	Approved
21/02751/HOU	44 Mitchelmore Road	Porch	Approved
21/02753/HOU	16 Swallowcliffe Gardens	Enlargement of existing rear extension	Approved
21/02787/HOU	42 West Coker Road	Single storey rear extension	Approved
21/02777/FUL	67 Princes Street	Change of use from retail to hot food takeaway	Approved
21/02825/HOU	15 Howard Road	Porch	Approved
21/02796/FUL	Unit 4A Mead Avenue	New fire escape	Approved
21/02813/TPO	Asda Stores Preston Road	Tree surgery works	Approved
21/02850/ADV	67 Princes Street	Signage	Approved
21/02873/FUL	Yeovil District Hospital Higher Kingston	New breast care unit	Approved
21/01787/COU	Tyndale Nursing Home 36 Preston Road	CoU from care home to HMO	Approved
21/02171/FUL	111 Middle Street	Extraction vent	Approved
21/02397/FUL	North of Lysander Road Morrisons car park	New coffee shop, drive thru facility, etc	Approved
21/02398/ADV	North of Lysander Road Morrisons car park	Associated signage	Approved
21/02788/S73	Leonardo Helicopters Lysander Road	Variation of conditions in respect of permission for the formation of a hard surface airstrip, etc	Approved

21/03019/HOU	24 Grove Avenue	Single storey extension	Approved
21/03159/FUL	Larkhill Church Day Nursery Larkhill Road	CoU from church/nursery to 4 flats	Withdrawn
21/03253/LBC	Town House 19 Union Street	New brass plaque	Approved
21/03548/HOU	24A Watercombe Lane	Single storey extension	Approved
21/02383/TPO	Little Acorns 18 Parcroft Gardens	Tree surgery works	Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation