



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Wednesday 14 May 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

7th May 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:

Tony Lock –Mayor of Yeovil Town

Wes Read – Deputy Mayor of Yeovil Town

Barry Boyton

Graham Oakes

Jade Cabell

Evie Potts-Jones

Tareth Casey

Ashley Richards

Kayleigh Fieldsend

Jeny Snell

Karl Gill

Andy Soughton

Emma-Jayne Hopkins

Roy Spinner

Kaysar Hussain

Rob Stickland

Justice Jimba

Helen Stonier

Andy Kendall

Ruth White

Jamie Lock

Adrian Wilkes

Jane 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 by 9.00am on Wednesday 14th May 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.

11/204 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/205 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.

11/206 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17th March 2025.

11/207 PLANS LIST – FOR CONSIDERATION (Pages 7-8)

Applications for consideration.

11/208 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION (Page 6)

11/209 PLANNING DECISIONS (Pages 7-8)

To note.

11/210 CORRESPONDENCE

11/207 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/00695/ADV <i>Yeovil College</i>	Mr Barrie Izard	Yeovil Recreation Centre Jon O'donnell Pavilion Chilton Grove Yeovil BA21 4AW	Display of 7No. non illuminated signs	Yeovil Town Council interest
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00695/ADV				
2	25/00816/HOU <i>Westlands</i>	Mr & Mrs Elliot	5 Sandhurst Road Yeovil BA20 2LG	Proposed Roof & Rear Extensions to Dwelling	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00816/HOU				
3	25/00975/HOU <i>Westlands</i>	Mr E Cooper	29 Sandhurst Road Yeovil BA20 2LE	Alterations and the erection of rear extension and loft conversion, with roof alterations and dormer extensions. Construction of a replacement garage.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00975/HOU				
4	25/00929/LBC <i>Westlands</i>	Mr Simon Havens	22 Princes Street Yeovil BA20 1EQ	Installation of a replacement flue	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00929/LBC				
5	25/00817/ADV <i>Yeovil Lyde</i>	Mrs Lucille Simms	Land at Lyde Road Roundabout Yeovil	Display of 3No non-illuminated roundabout sponsorship signs	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00817/ADV				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	25/00803/HOU Westlands	Mr Hardaker	115 Seaton Road Yeovil BA20 2AP	Single Storey Side and Rear Extension with new front Porch (Part Retrospective)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00803/HOU					

11/208 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/00925/TPO	Morrisons	Morrisons Lysander Road Yeovil BA20 2AU	Application to raise trees to 5m overhanging a Neighbouring Property for all vegetation on the boundary line as shown by the South Somerset District Council (YEOV 3) 2002 Tree Preservation Order.	

11/209 PLANNING DECISIONS

Application No	Address	Proposal	Decision
25/00696/HOU	4 West Park Yeovil BA20 1DE	Replacement of windows to South Elevation fronting highway.	Permitted
25/00653/S73A	9 West Park Yeovil BA20 1DE	S73A Application to vary condition 2 (approved plans) to allow an enclosed porch in relation to planning approval 23/03034/HOU for Proposed extensions, internal alterations and driveway alterations.	Permitted
25/00556/HOU	6 Tarratt Road Yeovil BA20 2LJ	Proposed 2 Storey Rear Extension and single storey wrap around Extension to Dwelling	Permitted
25/00536/HOU	10 Sparrow Road Yeovil BA21 4BT	Demolish existing conservatory and erection of a single storey extension to rear of dwelling	Permitted
25/00513/FUL	49 Middle Street Yeovil BA20 1LG	Proposed front elevation replacement windows and erection of rear security fencing.	Permitted
25/00512/FUL	The Park School Kingston Site Kingston Yeovil BA20 2QF	Public art installation	Permitted
25/00476/HOU	7 Clifton Close Yeovil BA21 5LB	Proposed two storey front extension to dwelling	Permitted
25/00178/FUL	First And Second Floors 6 - 8 Hendford Yeovil BA20 1TE	External alterations to upper floors including replacement first and second floor windows and new and replacement rooflights.	Permitted
25/00049/HOU	14 Lower Turners Barn Lane Yeovil BA20 2JH	Rear single storey extension and removal of old conservatory.	Permitted
25/00025/FUL	Land Adj To 26 Buckland Road Pen Mill Trading Estate Yeovil BA21 5HA	The erection of a building (Class E (g)(iii) (commercial, business and service), B2 (industrial) and B8 (storage and distribution)	Permitted

		and other associated works (part retrospective).	
24/02919/FUL	The Ferns Nursing Home 141 - 143 St Michaels Avenue Yeovil BA21 4LW	Change of use from C2 (former 39 person Licenced Residential Care Home currently unoccupied) to a 31 person HMO (Sui Generis) with external alterations and internal re-arrangements. Mixed single and two storey existing buildings.	Permitted

Note:

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