

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 15th August 2022

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
helen.ferdinand@yeovil.gov.uk.

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

Amanda Card, Town Clerk
9 August 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:

Barry Boyton	Jane Lowery
Jade Cabell	Graham Oakes
Tareth Casey	Evie Potts-Jones (<i>Ex-officio</i>)
Karl Gill	Wes Read
Emma-Jayne Hopkins	Ashley Richards
Kaysar Hussain	Jeny Snell
Andy Kendall (<i>Ex-officio</i>)	Roy Spinner
Pauline Lock	Helen Stonier
Jamie Lock	Liam Watts
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 by 9.00am on Monday 15 August 2022 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. 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.

11/025 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/026 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.

11/027 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18th July 2022.

11/028 DORSET COUNCIL ADJACENT PARISH CONSULTATION: PROPOSED BRADFORD ABBAS & CLIFTON MAYBANK NEIGHBOURHOOD AREA

To consider the letter and poster attached at pages 2 & 3

11/029 PLANS LIST – FOR CONSIDERATION (Page 4)

Applications for consideration.

11/030 PLANNING DECISIONS (Page 5)

To note.

Date: 5 August 2022

Ref: Bradford Abbas & Clifton Maybank

Officer: N Cardnell

☎ 01305 838263

✉ neighbourhoodplanning@dorsetcouncil.gov.uk

Dear Parish Clerk

BRADFORD ABBAS & CLIFTON MAYBANK NEIGHBOURHOOD AREA

Dorset Council has received a neighbourhood area application from Bradford Abbas Parish Council for a Bradford Abbas and Clifton Maybank Neighbourhood Area. The application includes agreed consent from representatives of Clifton Maybank Parish Meeting. The consultation period will commence on Friday 5 August and end on Friday 16 September 2022.

Neighbourhood areas have to be approved by the local planning authority and as part of the process a minimum 6 week consultation period is required where the proposed area is not wholly administered by a Parish Council to give interested parties the opportunity to make comments.

Copies of the application, together with details of how to make comments can be found at <https://www.dorsetcouncil.gov.uk/neighbourhood-area>

As an adjoining parish, we would ask you to publicise this consultation on any parish notice boards, parish website / magazine and local community venues (such as post office/shop/village hall), to raise awareness of it locally.

If you wish to comment on the area application, please do so by Friday 16 September 2022.

After the close of the public consultation, if no objections are raised, Officers can then designate the area or if issues are raised a decision must be made within 13 weeks in all other cases. The results of the application will be published on our website and I would appreciate it if you could publicise this in the same manner as the application.

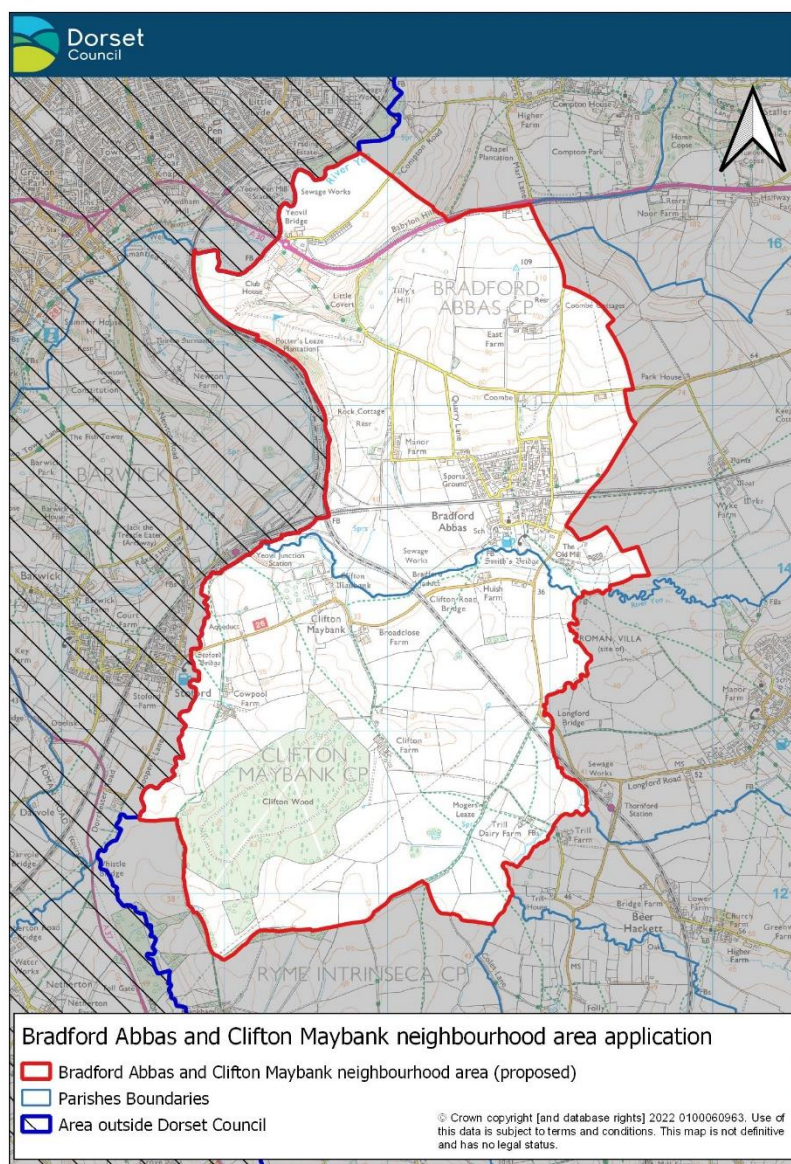
Yours sincerely



Hilary Jordan
Service Manager for Spatial Planning

Bradford Abbas & Clifton Maybank NEIGHBOURHOOD AREA

Dorset Council has received a neighbourhood area application from Bradford Abbas Parish Council for a **Bradford Abbas & Clifton Maybank Neighbourhood Area**¹. Copies of the application, together with details of how to make comments can be found at www.dorsetcouncil.gov.uk/neighbourhood-area



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Comments must be submitted by Friday 16 September 2022.

For further information, contact the Dorset Council – Community Planning Team by:

- Email neighbourhoodplanning@dorsetcouncil.gov.uk
- Phone **01305 838263**

¹ The application includes consent from the representatives of Clifton Maybank Parish Meeting.

11/029 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/02088/FUL <i>Crofton Park</i>	Simply Serve - Yeovil District Foundation Trust	Car park Yeovil District Hospital Higher Kingston	A new ground and part first floor hospital building (Use ClassC2) with associated infrastructure and landscaping	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02088/FUL				
2	22/02062/HOU <i>Yeovil College</i>	Ritchie	8 Glenthorne Avenue	Retrospective loft conversion with rear dormer	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02062/HOU				
3	22/01942/HOU <i>Yeovil College</i>	Bennett	3 Green Quarry Mudford Road	Installation of a Turin log cabin garage	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01942/HOU				
4	22/01800/HOU <i>Yeovil College</i>	Newbery	32 Chelston Avenue	Single storey rear extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01800/HOU				
5	22/01906/HOU <i>Summerlands</i>	Turner	96 Westbourne Grove	Single storey rear extension to replace conservatory	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01906/HOU				
6	22/02055/HOU <i>Westlands</i>	Crawford	1 Beechwood	Single storey rear conservatory	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02055/HOU				

11/030 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/03444/FUL	Terrace Lodge South Western Terrace	CoU from hotel to 14 flats	Permitted
22/00479/FUL	B&M Homestore Units 1 & 2 Lysander Road Retail Park	Erection of 4.8m fence to form ancillary external garden centre compound	Withdrawn
22/01017/FUL	52 Buckland Road Pen Mill Trading Estate	Retrospective application to install fencing and fascia cladding, and demolition of outbuildings	Permitted
22/01151/HOU	25 Abbots Mead	Orangery to rear	Permitted
22/01170/FUL	105A Preston Road	CoU from dwelling to Secure residential institution, and garden room extension	Permitted
22/01184/HOU	17 Lyde Road	Dormer window and formation of parking area	Permitted
22/01196/FUL	63 The Park	CoU from C2 to 20 person HMO with external alterations	Permitted
22/01333/HOU	13 Grove Avenue	Two storey extension and porch and single storey rear extension	Permitted
22/01372/HOU	113A Mudford Road	Extensions and new garage	Permitted
22/01445/COU	13 Thatcham Close	Extension	Permitted
22/01563/HOU	9 Alastair Drive	Extensions	Permitted
22/01707/TPO	85 Hendford Hill	Tree works	Permitted
22/01922/HOU	70 Cedar Grove	Extension	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation