



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

## Planning Committee

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### Planning Committee

**Monday 15 December 2025**

**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  
[lucy.ryder@yeovil.gov.uk](mailto:lucy.ryder@yeovil.gov.uk)

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

**Amanda Card, Chief Executive / Town Clerk**

**9 December 2025**

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	Karina Parsons
Jade Cabell	Wes Read (Ex-Officio)
Tareth Casey	Ashley Richards
Karl Gill ( <i>Vice-Chair</i> )	Jeny Snell ( <i>Chair</i> )
Kaysar Hussain	Roy Spinner
Justice Jimba	Rob Stickland
Andy Kendall	Helen Stonier
Jamie Lock	Ruth White
Jane Lowery	Adrian Wilkes
Graham Oakes	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 15 December 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](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.*

## **11/242 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/243 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.

## **11/244 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 17<sup>th</sup> November 2025.

## **11/245 PLANS LIST – FOR CONSIDERATION (Pages 5-7)**

Applications for consideration.

## **11/246 TREE PRESERVATION ORDER APPLICATIONS (Page 7)**

For information.

## **11/247 PLANNING DECISIONS (Pages 8)**

To note.

## 11/245 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/02490/HOU <i>Westlands</i>	Miss Amy Gowers	7 Yew Tree Close Yeovil Somerset BA20 2PB	Proposed garden room at the back of property in rear garden	Partially Retrospective
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02490/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02490/HOU</a>				
2	25/02672/FUL <i>Westlands</i>	Mr Ed Peck	Job Centre Federated House 29 - 31 Hendford Yeovil Somerset BA20 1UU	Renewal of the existing flat roof and replacement of roof plant equipment. The parapet will be raised slightly (circa 225mm) and will be faced with stonework to match the existing building, new guard railings installed for safety, and bird netting added. No change of use is proposed.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02672/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02672/FUL</a>				
3	25/02724/ADV <i>Westlands</i>	Mr Paul Tierney	Dunelm Quedam Shopping Centre Unit 12, Ivel Square Yeovil Somerset BA20 1EY	Installation of 1No. internally illuminated projecting sign	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02724/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02724/ADV</a>				
4	25/02733/HOU <i>Summerlands</i>	Mr Wiliam Plummer	43 Westfield Grove Yeovil Somerset BA21 3DJ	Installation of a dormer window to the rear roof of the property.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02733/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02733/HOU</a>				

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
5	25/02771/FUL <i>Crofton Park</i>	Messrs J. & W. Habershon	40 The Avenue Yeovil Somerset BA21 4BN	Change of use from an existing house in multiple occupation for up to 6 persons (Use Class C4) to a 7-bedroom house in multiple occupation (Sui Generis) including associated works.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02771/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02771/FUL</a>				
6	25/02679/HOU <i>Grove Avenue</i>	Mr M House	7 West Park Yeovil Somerset BA20 1DE	Enlargement of driveway area within front garden.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02679/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02679/HOU</a>				
7	25/02827/HOU <i>Summerlands</i>	Rice	29 Christopher Close Yeovil Somerset BA20 2EH	Single storey front and side extension to form a garage and porch.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02827/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02827/HOU</a>				
8	25/02828/HOU <i>Grove Avenue</i>	Mr and Mrs Clark	50 Grove Avenue Yeovil Somerset BA20 2BE	Replacement of windows to front and side elevations viewed from Grove Avenue.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02828/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02828/HOU</a>				

9	25/02853/HOU <i>Summerlands</i>	Mrs N Smith	243 Preston Road Yeovil	Improved access including new retaining wall construction and partial existing retaining wall demolition	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02853/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02853/HOU</a>					

#### **11/246 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION ONLY**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	Somerset Council (Yeovil No 2) TPO 2025 SC South		Butts Corner adjacent to Kenneth Bailey Centre	TPO Granted Confirmation of 3 trees under TPO SC (South) Yeovil No 2 2025 – Order confirmed by Planning Authority without modification on the 28 <sup>th</sup> day of November 2025	
2	Somerset Council (Yeovil No 3) TPO 2025 SC South		Sherborne Road Yeovil BA21 5BA	TPO Granted Confirmation of 12 trees under TPO SC (South) Yeovil No 3 2025 – Order confirmed 4th December 2025	

## 11/247 PLANNING DECISIONS

Application No	Address	Proposal	Decision
25/02384/HOU	10 Dorchester Road Yeovil Somerset BA20 2RN	Domestic alterations internally with proposed extensions to ground & first floor along with proposed new garage / outbuilding within rear garden	Approved
25/02312/HOU	49 Yew Tree Close Yeovil Somerset BA20 2PB	Garage conversion, side porch and rear extension	Approved
25/01702/OUT	Land Adj to 2 Grass Royal Yeovil Somerset BA21 4JN	Outline application with all matters reserved for Erection of new 1 bed dwelling	Refused

*Note:*

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