



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

## Planning Committee

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### Planning Committee

**Monday 15 September 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 'A. Card'.

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

**9<sup>th</sup> September 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	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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday 15 September 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.*

## **11/222 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/223 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.

## **11/224 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 16<sup>th</sup> June 2025.

## **11/225 PLANS LIST – FOR CONSIDERATION (Pages 5-7)**

Applications for consideration.

## **11/226 TREE PRESERVATION ORDER APPLICATIONS (Page 7-8)**

For information.

## **11/227 PLANNING DECISIONS (Pages 9-10)**

To note.

## 11/225 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/02146/FUL <i>Westlands</i>	Avon and Somerset Constabulary	Avon And Somerset Constabulary Yeovil Police Station Horsey Lane Yeovil BA20 1SN	External changes to building including erection of external fire escape stair, replacement of windows and installation of solar panels on roof.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02146/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02146/FUL</a>				
2	25/02049/FUL <i>Westlands</i>	Mr Shaun Travers	25 - 26 Market Street Yeovil Somerset	The use of ground floor as a venue for religious and non-religious services to celebrate the deceased, with an integral and ancillary function room Use Class E(c)(iii) with associated parking and addition of double door to West Elevation.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02049/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02049/FUL</a>				
3	25/02050/ADV <i>Westlands</i>	Mr Shaun Travers	25 - 26 Market Street Yeovil Somerset	Display of 4 externally lit fascia signs	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02050/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02050/ADV</a>				
4	25/01752/FUL <i>Summerlands</i>	Co-op	The Co-operative Food 72 Stiby Road Yeovil BA21 3EG	Replacement of refrigeration plant, extension to existing canopy and general re-decoration works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01752/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01752/FUL</a>				

5	25/01922/HOU <i>Westlands</i>	Mr Wesley Cooper	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.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01922/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01922/HOU</a>					
6	25/02030/COU <i>Westlands</i>	Mr D Shete	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.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02030/COU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02030/COU</a>					
7	25/01657/FUL <i>Westlands</i>	Mr M Sen	9 Silver Street Yeovil BA20 1HW	Internal alterations to convert former shop into 3 no. self-contained flats.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01657/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01657/FUL</a>					
8	25/01658/LBC <i>Westlands</i>	Mr M Sen	9 Silver Street Yeovil BA20 1HW	Internal alterations to convert former shop into 3 no. self-contained flats.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01658/LBC">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01658/LBC</a>					
9	25/02007/FUL <i>Grove Avenue</i>	Ms Melanie Jones	19 Preston Road Yeovil 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)	In March 2024 Ctte objected to the 24/00037/FUL
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02007/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02007/FUL</a>					
10	25/01080/FUL <i>Westlands</i>	Mr Simon Warner	Land Outside Cineworld At Old Station Way & Land At	The installation of 1no. BT Street Hub and removal of associated BT payphone	

			Court Ash Yeovil Somerset		
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01080/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01080/FUL</a>				
11	25/01081/ADV <i>Westlands</i>	Mr Simon Warner	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	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01081/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/01081/ADV</a>				

#### **11/226 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	25/01420/TPO	Mr Chun Wing Lai	61 Preston Road Yeovil BA20 2BW	Application to carry out crown lifting to allow a minimum clearance of 2.4 metres above the pedestrian path and 5.4 metres above the vehicle access to No. 1 Beech Tree	Approved
2	25/01491/TPO	Mr Ian Carney	68 Southway Drive Yeovil BA21 3ED	Application to carry out Tree Surgery works to No. 2 Trees	Approved
3	25/01566/TPO	Gregory	Walnut House The Manse Yeovil	Application to Carry Out Tree Surgery Works to No. 1 Tree as shown within the Yeovil District Council (YEOV 1) 1979 Tree Preservation Order.	Approved
4	25/01797/TPO	Joy	Former Fuel Depot Horse Lane Yeovil BA20 2JJ	Application to trim west quadrant of 1 x Beech tree	Approved

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
5	25/02125/TPO	Jane Webster	1 The Beeches Southway Drive Yeovil BA21 3QJ	Application to carry out tree surgery works to T1 Common Oak to reduce by 20% (3m) and T2 Common Oak to reduce by 15% (2.5m)	
6	25/02170/TPO	Mr Luke Jupp	5 Oakridge Park Yeovil BA21 3JY	Application to fell No.01 Copper Beech tree	



**11/227 PLANNING DECISIONS**

Application No	Address	Proposal	Decision
25/01741/FUL	1 - 12 South Western Terrace Yeovil BA20 1NB	Erection of a single-storey glazed extension with a green roof and rooflight to enclose the existing front patio, including the repositioning of the principal access and the installation of an internal stairlift to enhance accessibility for disabled individuals to the restaurant.	Permitted
25/01636/HOU	14 Grove Avenue Yeovil BA20 2BB	Removal of the existing conservatory and the erection of a replacement single storey extension to the rear of the property	Permitted
25/01612/FUL	64 Earle Street Yeovil BA20 1JW	Raise height of roof of existing property.	Refused
25/01607/COU	Workshop 35A Preston Road Yeovil BA21 3AE	Change of use of building to a HMO	Permitted
25/01605/HOU	79 Lyde Road Yeovil BA21 5DH	Proposed porch	Permitted
25/01375/HOU	61 Lyde Road Yeovil BA21 5DW	Replacement roof on existing detached garage	Permitted
25/01204/HOU	4A East Coker Road Yeovil BA20 2LT	Conversion of garage into a self-contained annexe incidental to the enjoyment of the host dwelling, Cherry Trees, the erection of a single-storey rear extension and other associated works	Permitted
25/00935/HOU	4 Lingfield Avenue Yeovil BA21 5LT	Loft Conversion and Single Storey Extension	Permitted
25/00803/HOU	115 Seaton Road Yeovil BA20 2AP	Single Storey Side and Rear Extension with new front Porch (Part Retrospective).	Permitted

25/00695/ADV	Yeovil Recreation Centre Jon O'donnell Pavilion Chilton Grove Yeovil BA21 4AW	Display of 7No. non illuminated signs	Permitted
25/00324/FUL	Avon And Somerset Constabulary Yeovil Police Station Horsey Lane Yeovil BA20 1SN	Erection of vehicle workshop, changes to parking layout and erection of replacement security fence	Permitted
25/00323/FUL	Avon And Somerset Constabulary Yeovil Police Station Horsey Lane Yeovil Somerset BA20 1SN	External changes to building including erection of external fire escape stair and replacement of windows	Permitted
25/00051/FUL	84 Freedom Avenue Yeovil BA21 3JW	Erection of 1 dwelling	Permitted
24/03023/FUL	Milford Junior School Glenthorne Avenue Yeovil BA21 4PG	Demolition of remaining structure and construction of new school building, including landscaping works, car parking, new MUGA and improved playing field facilities	Permitted
22/00163/FUL	4 Orchard Street Yeovil BA20 1BB	Demolition of existing garage and the erection of 1 No. dwelling.	Permitted

**Note:**

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