



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Monday 16<sup>th</sup> August 2021**

**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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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](mailto:ytc@yeovil.gov.uk) by 9:00am on Monday, 16<sup>th</sup> August 2021.

For further information on the items to be discussed, please contact [helen.ferdinand@yeovil.gov.uk](mailto:helen.ferdinand@yeovil.gov.uk).

**Amanda Card, Town Clerk**  
9<sup>th</sup> August 2021

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:**

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

### **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 virtual 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](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 16<sup>th</sup> August 2021 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](mailto: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](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.

# **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.*

## **10/200 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **10/201 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.

## **10/202 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 12<sup>th</sup> July 2021.

## **10/203 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 4)

## **10/204 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY** (Page 4)

## **10/205 CORRESPONDENCE**

## **10/206 PLANNING DECISIONS** (Pages 5 - 6)

**10/203 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/01150/FUL Crofton Park	P Hamblin	1 Goldcroft	Erection of an additional apartment by constructing an extra floor to existing building (re-submission of approval 16/01964/FUL)	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01150/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01150/FUL</a>				
2	21/02062/OUT Westland	P Fisk	54 Seaton Road	Conversion and extension of dwelling to provide 4 one bedroom apartments and 1 studio apartment, with parking	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02062/OUT">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02062/OUT</a>				
3	21/02052/HOU Westland	F Essex	90 West Coker Road	Conversion of existing double garage to granny annex	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02052/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02052/HOU</a>				
4	21/01757/HOU Yeovil College	A Mcguin	143 Glenthorne Avenue	Erection of single storey rear and side extension	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01757/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01757/HOU</a>				
5	21/01896/HOU Grove Avenue	Fraiz-Brown	35 Grove Avenue	Erection of single storey extension	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01896/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01896/HOU</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
6	21/02211/HOU Yeovil College	A Bates	47 Neathem Road	Conversion of loft space to living accommodation including 2 new dormer windows and 1 roof light	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02211/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02211/HOU</a>					
7	21/01988/FUL Westland	T Staples Tapi Carpets & Flooring	Units 1 & 2A 1-3 Garrett Road Lynx Trading Estate	Change of use to carpet showroom and facility for storage of carpets and associated products, with external alterations	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01988/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01988/FUL</a>					
8	21/02242/HOU Summerlands	R Bennett	Preston Park House Preston Park Mews Preston Road	Timber frame double garage and store	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02242/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02242/HOU</a>					
9	21/02397/FUL Westland	Trilogy (Leamington Spa) Ltd	Land To North Of Lysander Road Morrisons Car Park	Erection of a Coffee Shop with Drive Thru Facility , car parking, landscaping and associated works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02397/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02397/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
10	21/02398/ADV Westland	Trilogy (Leamington Spa) Ltd	Land To North Of Lysander Road Morrisons Car Park	10 signs associated with above proposed drive thru coffee shop (4 x illuminated fascias, 1 x illuminated projection sign, 1 x non-illuminated fascia, 3 x illuminated totems and 1 x illuminated pole-mounted)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02398/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02398/ADV</a>					

**10/204 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/02262/TPO Westland	S Watson	Vicarage Street Methodist Church Vicarage Walk	Tree works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02262/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02262/TPO</a>					

## 10/206 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/03128/HOU	8 Tarratt Road	Erection of first floor extension to existing bungalow to form a two storey dwelling	Approved
21/00117/OUT	17 Sandhurst Road	Erection of a new bungalow	Refused
21/00782/FUL	110 Beechwood	Change of use of land and erection of a wooden fence along the boundary	Refused
21/01104/FUL	Jurassic Fibre Telecommunications Site Oxford Road Pen Mill Trading Estate	A compound comprising of a container unit, and 2.4m high steel palisade perimeter fencing	Approved
21/01369/HOU	172 Ilchester Road	Attic conversion and replacement of existing garage and conservatory with single-storey extension	Approved
21/01395/S73	61 Rowan Way	Application to vary conditions of approval 20/01197/HOU to allow change of materials for the external wall surfaces from brick to render	Approved
21/01635/FUL	Westfield Academy Stiby Road	Single storey, 6 bay double classroom modular building	Approved
21/01649/ADV	217 Sherborne Road	Installation of 7 No. internally illuminated fascia signs including a 15" digital booth screen	Approved
21/01638/HOU	34 Bell Chase	Installation of 1 x solar thermal panel to centre of front roof	Approved
21/01645/S73A	Site At 46 Roping Road	S73A application to vary condition 1 (approved plans) and condition 4 (parking provision) of planning permission ref. 20/00058/FUL	Approved



21/01717/HOU	5 Southwoods	Single storey rear extension and alterations	Approved
21/01719/HOU	7 Southwoods	Single storey rear extension and alterations	Approved
21/01912/HOU	13 West Park	Erection of a single storey side extension to the annexe	Approved

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation