



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

## Planning Committee

---

### Planning Committee

**Monday 16 December 2024**

**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](mailto:helen.ferdinand@yeovil.gov.uk).

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

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

**10<sup>th</sup> December 2024**

**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	Graham Oakes ( <i>Chair</i> )
Jade Cabell	Wes Read
Tareth Casey	Ashley Richards
Kayleigh Fieldsend	Jeny Snell
Karl Gill ( <i>Vice-Chair</i> )	Roy Spinner
Kaysar Hussain	Rob Stickland
Justice Jimba	Helen Stonier
Andy Kendall ( <i>Ex-officio</i> )	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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday, 16<sup>th</sup> December 2024 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.*

## **11/178 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/179 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.

## **11/185 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 18<sup>th</sup> November 2024.

## **11/186 PLANS LIST – FOR CONSIDERATION (Pages 5 and 6)**

Applications for consideration.

## **11/187 PLANNING DECISIONS (Page 7)**

To note.

## 11/186 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02624/FUL <i>Westlands</i>	Mr D Bennett	Swan Theatre 138 Park Street Yeovil Somerset BA20 1QT	Alterations and the provision of an external fire exit stair to North East side elevation.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02624/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02624/FUL</a>				
2	24/02644/HOU <i>Yeovil College</i>	Mr Colin Rose	110A Mudford Road Yeovil Somerset BA21 4AL	Amended proposal for garage/store building (formerly approved under 13/01361/FUL) Retrospective	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02644/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02644/HOU</a>				
3	24/02675/HOU <i>Westlands</i>	Mr Craig Stobbs	27 Dodham Crescent Yeovil Somerset BA20 2DT	Partially conversion of existing car port to form new bathroom and entrance.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02675/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02675/HOU</a>				
4	24/02698/S73A <i>Westlands</i>	Stonewater Ltd	The Park School Kingston Site Kingston Yeovil Somerset BA20 1DX	Application to vary conditions, but not to alter the approved proposals of the original application. (Reason: the site in now in two ownerships)	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02698/S73A">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02698/S73A</a>				
5	24/02657/HOU <i>Lyde</i>	Mr and Mrs Christopher Sartin	132 Sherborne Road Yeovil Somerset BA21 4HQ	Convert existing snooker/games room to annexe to provide additional accommodation (part retrospective application)	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02657/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02657/HOU</a>				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	24/02560/S73A <i>Summerlands</i>	Mr & Mrs Robert Shire	7 Summerlands Yeovil Somerset BA21 3AL	Application to vary numerous details of the original permission (23/02222/HOU)	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02560/S73A">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02560/S73A</a>				
7	24/02784/HOU <i>Westlands</i>	Mr Symes	29 Preston Grove Yeovil Somerset BA20 2BG	Replacement of existing garage and store with new double garage	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02784/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02784/HOU</a>				
8	24/02453/FUL <i>Summerlands</i>	Mr Robert Fairclough	Magnolia House Summerlands Hospital Site Somerset Partnership Trust Preston Road Yeovil Somerset BA20 2BX	Proposed access ramp and new entrance door in place of an existing window. The existing entrance door will be retained to be used as a fire exit	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02453/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02453/FUL</a>				

## 11/187 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/00150/FUL	The Seasons 49 The Avenue Yeovil Somerset BA21 4BW	Conversion of existing dwelling to 3 flats (including demolition of rear extension) and erection of 3 new, single storey dwellings to the rear.	Refused
24/01811/FUL	Morrisons Filling Station Lysander Road Yeovil Somerset BA20 2AG	Demolition of existing car wash and a new extension to the existing sales building, removal of existing jet wash and new bin store and associated works	Approved
24/01903/ADV	W H Smith Ltd 10 Middle Street Yeovil Somerset BA20 1LZ	The display of 1No. non-illuminated fascia sign and self adhesive window vinyl sign	Approved
24/02307/FUL	Land Opposite 28 Watercombe Lane Yeovil Somerset BA20 2ED	Erection of 2 bed dwelling and associated parking (self-build).	Refused

*Note:*

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