**Yeovil Town Council**

**Town House**

**19 Union Street**

**Yeovil**

**Somerset**

**BA20 1PQ**



Planning Committee



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**Planning Committee**

**Monday 16th October 2023**

**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.



**Amanda Card**, Town Clerk

**9th October 2023**

**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 |
| Jade Cabell  | Evie Potts-Jones  |
| Tareth Casey | Wes Read |
| Kayleigh Fieldsend | Ashley Richards |
| Karl Gill | Jeny Snell |
| Emma-Jayne Hopkins *(Ex-officio)* | Roy Spinner |
| Kaysar Hussain | Rob Stickland |
| Andy Kendall *(Ex-officio)* | Helen Stonier |
| Jamie Lock | Liam Watts |
| Sarah Lowery | Dave Woan |
| Jane Lowery |  |

**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 ytc@yeovil.gov.uk by 9.00am on Monday, 16th October 2023 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.

**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. Somerset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.*

**11/110 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

**11/111 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 Somerset 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 that level taking into account all relevant evidence and representation made at that tier.

**11/112 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 18th September 2023.

**11/113 PARISH COUNCIL COMMENTS PROFORMA**

To discuss the use of the Somerset Council’s proforma when responding to applications.

**11/114 PLANS LIST – FOR CONSIDERATION** (Pages 2 - 3)

 Applications for consideration.

**11/115 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

(Page 3)

**11/116 PLANNING DECISIONS** (Page 4)

 To note.

**11/114 PLANS LIST – FOR CONSIDERATION**

|  | **APPLICATION NO.****Parish Ward** | **Applicant** | **Site Address** | **Proposal** | **Notes** |
| --- | --- | --- | --- | --- | --- |
| 1 | 23/02438/FUL*Crofton Park* | YDH | Yeovil District HospitalHigher Kingston | New modular orthopaedic ward |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02438/FUL> |
| 2 | 23/02276/FUL*Crofton Park* | C Radestock | Yeovil Women’s HospitalHigher Kingston | New entrance /exit to existing car park area onto Higher Kingston |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02276/FUL> |
| 3 | 23/02109/FUL*Westlands* | S O’Connell | 10 High Street | Replacement shop front. |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02109/FUL> |
| 4 | 23/02110/ADV*Westlands* | S O’Connell | 10 High Street | Externally illuminated fascia and projecting signs, and a retractable fabric awning.  |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02110/ADV>  |
| 5 | 23/02490/HOU*Westlands* | K Ceylan | 85 Hendford Hill | New vehicle access |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02490/HOU> |
| 6 | 23/02222/HOU*Summerlands* | R Shire | 7 Summerlands | Replacement rear extension |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02222/HOU> |
| 7 | 23/01906/HOU*Summerlands* | J Parker | 104 Stiby Road | Rear single storey extension. |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01906/HOU> |
| 8 | 23/02474/FUL*Yeovil College* | M Winship | Eton House Hotel38 Preston Road | Change of use from care home to hotel (retrospective) |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02474/FUL> |

**11/115 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

|  | **APPLICATION NO.****Parish Ward** | **Applicant** | **Site Address** | **Proposal** | **Notes** |
| --- | --- | --- | --- | --- | --- |
| 1 | 23/02433/TPO*Westlands* |  | 68 Hendford | Tree surgery works |  |
| <https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02433/TPO> |

**11/116 PLANNING DECISIONS**

|  |  |  |  |
| --- | --- | --- | --- |
| Application No | Address | Proposal | Decision |
| 23/01636/S73A | 42 South Street | Fencing, inceptor tank & silt trap | Permitted |
| 23/01691/ADV | 1 Silver Street | Signage | Permitted |
| 23/01777/FUL | Ninesprings Play Area | New Play equipment | Permitted |
| 23/01806/FUL | 30 Princes Street | Replacement windows | Permitted |
| 23/01897/HOU | 52 Cedar Grove | Extension to garage | Permitted |
| 23/01945/FUL | 1 Dampier Street | External repairs and alterations | Permitted |
| 23/01946/ADV | 1 Dampier Street | Signage | Permitted |
| 23/01995/HOU | 29 Elmhurst Avenue | Replacement rear extension | Permitted |
| 23/02019/HOU | 21 Welland Road | First floor extension | Permitted |

*Note*:

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