



# 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> February 2026

7.00pm

Hybrid Meeting:

Face-to-face at Town House, 19 Union Street, Yeovil

BA20 1PQ; and virtual using Zoom meeting software

Join Zoom Meeting

<https://us06web.zoom.us/j/89834617240?pwd=hkGEGRTMJ2aFZgDhEfJHIDAR44JRMs.1>

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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)

Amanda Card, Chief Executive / Town Clerk

10 February 2026

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 either physically or via Zoom.

If you wish to join the meeting via Zoom follow this link:

<https://us06web.zoom.us/j/89834617240?pwd=hkGEGRTMJ2aFZgDhEfJHIDAR44JRMs.1>

If you wish to speak, please e-mail [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9am on Monday 16<sup>th</sup> February 2026 with the following information:

- your name(s);
- the relevant planning application number(s);
- state whether you are the agent, an objector, or a supporter;

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.*

## **11/253 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/254 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.

## **11/255 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 19<sup>th</sup> January 2026.

## **11/256 PLANS LIST – FOR CONSIDERATION** (Pages 5-6)

Applications for consideration.

## **11/257 PRIOR APPROVALS - FOR INFORMATION** (Page 6)

## **11/258 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION** (Page 6)

## **11/259 PLANNING DECISIONS** (Page 7)

To note.

## **11/260 CORRESPONDENCE**

**11/256 PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00148/HOU <i>Westlands</i>	Glynn Hurley	67 Westland Road Yeovil Somerset BA20 2AY	Single storey rear extension to existing two storey house	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00148/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00148/HOU</a>					
2	26/00103/FUL <i>Westlands</i>	Mr M Yesil	117 Middle Street Yeovil Somerset BA20 1NA	Replacement of shopfront to provide a new aluminium double glazed shopfront and a separate access to flats	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00103/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00103/FUL</a>					
3	25/03053/FUL <i>Westlands</i>	Mr Steve Fowler	Former Rowcliffes of Yeovil Summer House Terrace Yeovil Somerset BA20 1NL	Rebranding of existing buildings, alterations to external elevations and minor alterations to boundary treatments. Erection of new valet building	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03053/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03053/FUL</a>					
4	26/00155/FUL <i>Yeovil College</i>	Mr Matthew Rakes	Milford Junior School Glenthorne Avenue Yeovil Somerset BA21 4PG	An application to extend planning permission 22/03153/FUL to site a whole new school on the playing fields to the rear of Milford Junior School	<i>YTC supported previous application 22/03153/FUL</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00155/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00155/FUL</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	25/02863/LBC <i>Yeovil Summerlands</i>	Mr and Mrs Brown	225 Preston Road Yeovil Somerset BA20 2EW	Erection of replacement conservatory on existing dwarf walls which will be retained	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02863/LBC">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02863/LBC</a>					

### **11/257 PRIOR APPROVALS - FOR INFORMATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00177/P3MA <i>Westlands</i>	Mr Mark Thomas	11 Wyndham Street Yeovil Somerset BA20 1JH	Prior Approval for proposed Change of Use from commercial, business and service use (Class E) to Dwelling House (Class C3) No. 2 Flats.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00177/P3MA">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00177/P3MA</a>					

### **11/258 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00164/TPO	Balidon House Management	Balidon House Balidon Place Yeovil Somerset BA20 2FX	Raise the crown of Beech Tree No.01 by up to 2 metres, removing secondary and tertiary branches only. Remove Conifer Tree No.01. Remove crossing branches and deadwood from Maple Tree No.01. Remove crossing branches, hangers, and deadwood from Beech Tree No.01.	

## 11/259 PLANNING DECISIONS

Application No	Address	Proposal	Decision
25/02853/HOU	243 Preston Road Yeovil BA20 2EY	Improved access including new retaining wall construction and partial existing retaining wall demolition	Permitted
25/02282/FUL	17 Buckland Road Yeovil BA21 5HA	Proposed new Storage Building	Permitted

*Note:*

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