



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 16 March 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/86939229713?pwd=Fa78EsazaJxVcBatBMeNbHLuD2Ca2v.1>

For further information on the items to be discussed, please contact lucy.ryder@yeovil.gov.uk

Amanda Card, Chief Executive / Town Clerk

10 March 2026

This information is also available on our website: 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/86939229713?pwd=Fa78EsazaJxWcBatBMenbHLuD2Ca2v.1>

If you wish to speak, please e-mail ytic@yeovil.gov.uk by 9am on Monday 16th March 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. 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.

11/261 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/262 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.

11/263 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 16th February 2026.

11/264 PLANS LIST – FOR CONSIDERATION (Pages 5-6)

Applications for consideration.

11/265 PLANNING DECISIONS (Page 7)

To note.

11/266 CORRESPONDENCE

11/264 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00373/FUL <i>Yeovil Lyde</i>	Mr Mark Hayhurst	27 Lyde Road Yeovil Somerset BA21 5AT	Change of use from two dwellinghouses (Use Class C3) to two small houses in multiple occupation (Use Class C4), including the erection of single-storey and dormer window extensions and the provision of refuse/recycling and bicycle storage to the rear of both properties.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00373/FUL					
2	26/00124/FUL <i>Yeovil Lyde</i>	Mr Claire Brand	Wyndham View School Wyndham View Yeovil Somerset BA21 5DA	Installation of 3m high 358 weldmesh fencing and gates	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00124/FUL					
3	26/00285/HOU <i>Summerlands</i>	Mr Brannagan	59 Preston Grove Yeovil Somerset BA20 2BJ	Single storey extension to the rear of existing dwelling	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00285/HOU					

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
4	26/00419/HOU <i>Yeovil College</i>	Mr and Mrs Ayles	149 Ilchester Road Yeovil Somerset BA21 3BQ	Proposed single storey front extension and two storey side extension to dwelling	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00419/HOU					
5	26/00477/HOU <i>Yeovil College</i>	Mr Colin Hearne	60 Kenmore Drive Yeovil Somerset BA21 4BQ	Change the existing brick finish to Painted render and cladding, remove the front door and create a full width porch between the bay windows with a central door and side lights	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00477/HOU					
6	26/00448/FUL <i>Westlands</i>	Mr Thomas Johnston	Land Outside 80 Middle Street Yeovil Somerset BA20 1LT	Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00448/FUL					
7	26/00449/ADV <i>Westlands</i>	Mr Thomas Johnston	Land Outside 80 Middle Street Yeovil Somerset BA20 1LT	1 no. Digital advertisement display within proposed new communications Kiosk	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00449/ADV					

11/265 PLANNING DECISIONS

Application No	Address	Proposal	Decision
26/00148/HOU	67 Westland Road Yeovil BA20 21Y	Single storey rear extension to existing two storey house	Permitted
25/03059/HOU	19 Mitchelmore Road Yeovil BA21 4BA	Loft conversion with erection of rear dormer and render replacement	Permitted
25/03053/FUL	Former Rowcliffes of Yeovil Summerhouse Terrace Yeovil BA20 1NL	Rebranding of existing buildings, alterations to external elevations and minor alterations to boundary treatments. Erection of new valet building	Permitted
25/02281/FUL	70 Middle Street Yeovil BA20 1LU	Change of Use from commercial kitchen and restaurant to a self-contained 2 bed apartment on the first floor	Permitted
24/00948/FUL	The Glove Factory Old Station Way Yeovil BA20 1EL	Conversion of the Upper Floors (First and Second floor of the existing building) to form 5no. Residential C3 units	Permitted
25/02982/FUL	Halifax Building Society King George St Yeovil BA20 1PT	Conversion of Ground floor to provide up to 17 co-living rooms with associated communal facilities, bike and bin storage and external works including fenestration changes and the removal of redundant bank equipment. No change to betting office use.	Permitted
25/02959/FUL	Octagon Theatre Hendford Yeovil BA20 1UX	Refurbishment and extensions to the Octagon Theatre. Improvements to the external areas with landscaping.	Permitted
25/02863/LBC	225 Preston Road Yeovil BA20 2EW	Erection of replacement conservatory on existing dwarf walls which will be retained	Permitted

Note:

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