



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 17<sup>th</sup> July 2023

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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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

11<sup>th</sup> July 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
Karl Gill	Ashley Richards
Emma-Jayne Hopkins	Jeny Snell
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jamie Lock	Helen Stonier
Sarah Lowery	Liam Watts
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 17<sup>th</sup> June 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.*

## **11/090 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/091 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.

## **11/092 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 19<sup>th</sup> June 2023.

## **11/093 PLANS LIST – FOR CONSIDERATION** (Pages 2 - 4)

Applications for consideration.

## **11/094 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS** (Page 4)

Applications for noting.

## **11/095 PLANNING DECISIONS** (Page 5)

To note.

**11/093 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	23/01391/FUL <i>Westlands</i>  <b>Further information</b>	Altogether Care	The Close Church Path	CoU of part of the ground, first & second floors to 15-bed house of multiple occupation (Use Class sui generis), and external alterations  <i>Highways comments received - see attached.</i>	Considered June 2023: <i>'Defer until Highways comments are received'</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01391/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01391/FUL</a>					
2	22/00332/FUL <i>Summerlands</i>  <b>Amended plan</b>	Brand	49 Burroughes Avenue	Erection of detached dwelling.  <i>Revisions to the site plan with existing tarmac increased, revised parking layout providing 3 spaces, and surface water drainage information and hedge planting added</i>	Considered Sept. 2022: <i>'Defer until further advice/information is received in respect of: highways (access, parking, visibility splays, width of drive, etc); the potential impact on trees; an assessment of drainage; and, potential impact on ecology (badgers and newts)'</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/00332/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/00332/FUL</a>					
3	23/01403/FUL <i>Grove Avenue</i>  <b>Amended Plan</b>	R Cox	Lyndon House 63 The Park	Conversion and extension of garage to create 2 rooms and shared facilities as part of an existing HMO. Retrospective approval for ancillary structures for cycle storage and bin/recycling store.  <i>Relocation of bin store.</i>	Considered June 2023: <i>'Object on the grounds that the retrospective wooden structures are visually detrimental to the Conservation Area. (nb. The conversion and extension of the garage was considered acceptable)'</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01403/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01403/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
4	23/01320/FUL <i>Yeovil College</i>	Yeovil Town Council	Milford Community Hall	Installation of solar panels on the front facing roofs.	For information only YTC own application.
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01320/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01320/FUL</a>					
5	23/01523/ADV <i>Abbey Manor South/ Summerlands?</i>	Somerset Council	Land at Preston Road Roundabout	4 roundabout advertisement/sponsorship signs.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01523/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01523/ADV</a>					
6	23/01524/ADV <i>Abbey Manor South</i>	Somerset Council	Land at Western Ave Roundabout	4 roundabout advertisement/sponsorship signs.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01524/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01524/ADV</a>					
7	23/01517/HOU <i>Yeovil College</i>	W Turner	42 Grass Royal	Additional accommodation at first and second floor levels to bungalow, and single storey rear extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01517/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01517/HOU</a>					
8	23/01397/HOU <i>Yeovil College</i>	W Pike	90 Westfield Grove	Erection of two storey and single storey extension to rear.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01397/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01397/HOU</a>					
9	23/01592/HOU <i>Yeovil Lyde</i>	I Milner	1 Marlborough Road	Two storey side extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01592/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01592/HOU</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
10	23/01530/HOU <i>Yeovil College</i>	Hayhurst Estates Ltd	73 Sherborne Road	Ground floor extension to dwelling.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01530/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01530/HOU</a>				
11	23/01508/FUL <b>Adjacent Parish</b> <i>West Coker</i>	S Morris	Plot 7A Gazelle Road Lynx Trading Estate	Construction of a concrete batching and mixing plant and associated works.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01508/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01508/FUL</a>				

#### **11/094 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/01734/TPO <i>Westlands</i>	Tree Risk Officer, Somerset Council	Beech House Dorchester Road	Tree works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01734/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01734/TPO</a>				
2	23/01661/TPO <i>Westlands</i>	Morrisons	Morrisons Lysander Road	Tree works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01661/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01661/TPO</a>				
3	23/01542/TPO <i>Westlands</i>	N Arrow	Glenthorne House 38 Princes Street	Tree works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01542/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01542/TPO</a>				
4	23/01548/TPO <i>Yeovil College</i>	Hodkinson	8 College Green	Tree works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01548/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01548/TPO</a>				

## 11/095 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/00811/FUL	Part Moose Hall 148 St Michael's Ave	Alterations to building	Permitted
23/00904/FUL	Barnabas House 1 Higher Kingston	CoU from hostel to HM)	Permitted
23/00913/ADV	Butchers Arms 1 Hendford	Signage	Permitted
23/00935/FUL	Land adj access road to Pen Mill Station	Water works	Permitted
23/01071/ADV	Land fronting 42 -44 Middle Street	Illuminated advertising displays	Permitted
23/01109/HOU	11 Home Drive	Proposed single storey side extension	Permitted
23/01111/HOU	9 Westland Road	Extension	Permitted
23/01227/S73	96 Westbourne Grove	Change of external materials	Permitted
23/01318/HOU	58 Grove Avenue	Extension	Permitted
23/01337/HOU	The Coach House 100 Ilchester Road	Balcony and pergola	Permitted
23/01335/HOU	33 Southwoods	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.*



## RESPONSE TO DEVELOPMENT MANAGEMENT CONSULTATION REQUEST

**Area:** Planning South

**Application Number:** 23/01391/FUL

**Our Reference:** PLNS/2023/025720

**Application Title and location:** Change of use of part of the ground floor, first floor and second floor to a 15-bed house of multiple occupation (HMO) (Use Class Sui Genris) and carrying out of external alterations, The Close Church Path Yeovil Somerset BA20 1HH

No Objection / comments *	
No Objection subject to conditions and/or S106 obligations detailed below *	Yes
Object/Recommend refusal. See full comments below *	
More Information required/Object/Scope for revision. See full comments *	

\* delete as appropriate

### Summary:

- The application site comprises part three-storey building. It includes a change of use of part of the ground floor, first floor and second floor to a 15-bed house of multiple occupation (HMO) (Use Class Sui Genris) with shared communal facilities and carrying out of external alterations.
- The current use class of the building is Class E (Office) of the Use Classes Order 1987, as amended. The first and second floors are currently vacant. The ground floor is currently occupied and being used as an office by the applicant, Altogether Care.
- The intended occupiers of the HMO will be employees of Altogether care.

### Full comments:

The Highway Authority deem the following points to be salient;

- The access is currently in existence with no collision data to show that it is inherently dangerous. Church Path road leads only to a small number of car parking spaces, therefore it is minimally trafficked.
- Trip Generation - Overall, it is unlikely that the change of use will have a detrimental impact upon the safety and function of the surrounding highway network as a result of the nature and volume of traffic generated.
- Visibility Splays are not particularly good, however, given the high stone walls currently present and in keeping with the building, it is unlikely that these can be

reduced in height or removed to achieve an improved splay. That said, with no known current data collision evident, and with the car park previously used by Porter & Dodson Solicitors, the Highway Authority will accept the access as it is.

- **Parking & Turning** - Car parking is located to the north of the subject building. There are currently 8 car parking spaces. The Highway Authority will require to see a plan of the current parking area, if full permission is granted.
- Further to the above, as the provision of 15 new properties (albeit in the same building) are sought, the Highway Authority would expect to see an improved EVC provision, with at least 50% of the car parking spaces providing this provision. Please refer to SC's Parking Strategy (2013) for further information. The site is considered to be within a sustainable location and is in close walking distance of Yeovil Bus Station and other means of public transport.
- **Cycle Parking** - Secure bike storage is already provided and this will be adapted to provide one cycle space per bedroom.
- **PROW** - There are no known public rights of way present within this site.
- **Refuse Collection** - The Planning Statement confirms that secure bin storage for refuse and recycling bins is already provided.
- **Drainage** - The site is within flood zone 1 and is therefore identified by the Environment Agency as being in an area of low flood risk. As this application is for a change of use, the Highway Authority do not require documents relating to drainage alterations or an assessment of flood risk.
- **CEMP** - Details and plan to be submitted in due course.

#### **Conditions/Reasons for refusal:**

In the event of permission being granted, I would recommend that the following conditions are imposed:-

The Development hereby permitted shall not be occupied until the relevant number of parking spaces for the dwellings and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction in perpetuity and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

The development hereby permitted must not be occupied or utilised until the precise technical details of the electric vehicle charging points are submitted to the Local Planning Authority. This must include a 50% provision prior to commencement, and implementation prior to occupation to be retained in perpetuity.

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved

in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

**Name:** Rachel Locke

**Date:** 28 June 2023

Planning Liaison Officer

Traffic & Transport Development Group

Economic and Community Infrastructure Commissioning

Somerset Council

Telephone: 01823 359540 Email: [highwaysdevelopmentcontrol@somerset.gov.uk](mailto:highwaysdevelopmentcontrol@somerset.gov.uk)