



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 17th June 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.

Amanda Card, Town Clerk

11th June 2024

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	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
Andy Kendall (<i>Ex-officio</i>)	Helen Stonier
Jamie Lock	Ruth White
Sarah Lowery	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 by 9.00am on Monday, 17th June 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. 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.

11/163 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/164 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.

11/165 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15th May 2024.

11/166 PLANS LIST – FOR CONSIDERATION (Pages 5 - 6)

Applications for consideration.

11/167 AMENDED PLANS LIST – FOR CONSIDERATION (Pages 7)

Applications for consideration.

11/168 PRIOR APPROVAL NOTIFICATIONS (Page 7)

To note.

11/169 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS(Page 8)

To note.

11/170 PLANNING DECISIONS (Page 9)

To note.

11/166 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01084/LBC <i>Westlands</i>	Bee Housing Hallett	The Glove Factory Old Station Way	Conversion of second and first floors to form 5 residential C3 units.	<i>Associated Full application considered at previous Planning Committee.</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01084/LBC				
2	24/00640/FUL <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	Erection of 3 flats.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00640/FUL				
3	24/01085/FUL <i>Westlands</i>	McDonalds Restaurants Ltd	Lysander Road	Installation of rapid electric vehicle charging station and ancillary equipment in car park. parking spaces to become EV charging bays.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01085/FUL				
4	24/00877/FUL <i>Westlands</i>	J Kamal	105 Middle Street	CoU from hot food takeaway to laundrette (part retrospective).	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00877/FUL				
5	24/01237/FUL <i>Yeovil College</i>	AMP Clean Energy	Ilchester Road	Construction and operation of a micro energy storage facility.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01237/FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	24/00923/FUL <i>Westlands</i>	E Jones	Flat 3 91 Hendford Hill	Erection of freestanding double carport in existing parking area.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00923/FUL				
7	24/01337/HOU <i>Yeovil College</i>	Newman	114 Ilchester Road	Two storey side extension and loft conversion with rear dormer extension.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01337/HOU				
8	24/01259/HOU <i>Yeovil College</i>	Stapleton	86 Mudford Road	Single storey rear extension and loft conversion, Juliet balcony to rear, and installation of rooflight to front elevation.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01259/HOU				
9	24/01290/S73 <i>Grove Avenue</i>	Slimming World	Park House 45 The Park	Variation to Condition 4 of planning permission 19/00441/COU (allowed on appeal). The CoU of part of premises from Use Class B1 (business) to mixed B1 (business) and D1 (non-residential institution).	<i>YTC recommended refusal of original application.</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01290/S73				

11/167 AMENDED PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/03083/FUL <i>Westlands</i>	Mind in Somerset	Yeovil Trinity Foyer Peter Street	Demolition of existing external staircase and construction of new staircase and lift.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03083/FUL					
2	23/03084/LBC <i>Westlands</i>	Mind in Somerset	Yeovil Trinity Foyer Peter Street	Demolition of existing external staircase and construction of new staircase and lift.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03084/LBC					

11/168 PRIOR APPROVAL NOTIFICATIONS FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01305/P3MA <i>Yeovil Lyde</i>	P Chick	Glenville Road PO 50 Glenville Road	CoU from commercial, business and service use (Class E) to a dwellinghouse (Class C3).	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01305/P3MA					

11/169 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01136/TPO <i>Westlands</i>	Altogether Care LLP	Glenthorne House 38 Princes Street	To fell a tree	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01136/TPO				

11/170 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/02048/FUL	Whitehouse 114 Hendford Hill	External works	Permitted
23/03038/LBC	Glenthorne House 38 Princes Street	Removal of extension & CoU of solicitors' office to 6 apartments.	Permitted
24/00291/HOU	158 Hendford Hill	Replacement windows	Permitted
24/00534/HOU	39 Presto Road	Conversion of garage to ancillary use & external alterations.	Permitted
24/00589/FUL	William dampier 97 Middle Street	External seating area and new steel escape stair.	Permitted
24/00689/FUL	104 Middle Street	Alterations to shop front for nail bar	Permitted
24/00690/ADV	104 Middle Street	Signage	Permitted
24/00765/ADV	YTC 19 Union Street	Noticeboard	Permitted
24/00878/FUL	Land at Leonardo Airfield	Cable route	Permitted
24/00894/FUL	KFC Restaurant 8 Western Avenue	External alterations	Permitted
24/00895/ADV	KFC Resaurant 8 Western Avenue	signage	Permitted

Note:

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