



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 18th November 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.

A handwritten signature in black ink, appearing to read 'A Card'.

Amanda Card, Chief Executive / Town Clerk

12th November 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
Justice Jimba	Helen Stonier
Andy Kendall (<i>Ex-officio</i>)	Ruth White
Jamie Lock	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, 18th November 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.

11/178 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/179 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.

11/180 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14th October 2024.

11/181 PLANS LIST – FOR CONSIDERATION (Page 5)

Applications for consideration.

11/182 AMENDED PLANS – FOR CONSIDERATION (Page 6)

Applications for consideration

11/183 ADJACENT PARISH PLAN - FOR CONSIDERATION (Pages 7)

Application for consideration

11/184 PLANNING DECISIONS (Page 8)

To note.

11/181 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02307/FUL <i>Summerlands</i>	Hallett	Land opposite 28 Watercombe Lane	Erection of 2 bed dwelling and associated parking	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02307/FUL				
2	24/02500/ADV <i>Westlands</i>	S Paulose	The Glove Factory Old Station Way	Display of 1 externally illuminated shop fascia sign, and 1 non-illuminated fascia shop sign	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02500/ADV				
3	24/02501/LBC <i>Westlands</i>	S Paulose	The Glove Factory Old Station Way	Installation of shop signage	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02501/LBC				
4	24/02019/FUL <i>Summerlands</i>	F Ponari	Palmers Garden Centre Bernards Way	Erection of automated car wash and tunnel, 2 x demountable parasols, and relocation of office.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02019/FUL				
5	24/01903/ADV <i>Westlands</i>	WH Smith	WH Smith 10 Middle Street	Display of 1 non-illuminated fascia sign and self-adhesive window vinyl sign	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01903/ADV				

11/182 AMENDED PLANS – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01356/FUL <i>Crofton Park</i>	Ivel Gospel Hall Trust	Elsinore Gospel Hall The Avenue	Demolition of place of worship, and erection of a terrace of 3 dwelling houses and a building accommodating 6 flats (9 dwellings in total), landscaping, drainage, vehicular and pedestrian accesses	YTC previously Objected: Insufficient parking provision, does not comply with the parking Strategy, and parking in the area is already a problem.
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01356/FUL				
2	22/00650/FUL <i>Westlands</i>	N Charles	11 Hendford	Erection of apartment block comprising 3 x 1 bed and 3 x two bed units.	YTC previously supported subject to the provision of a cycle store
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/00650/FUL				

11/183 ADJACENT PARISH PLANS - FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02085/FUL <i>West Coker</i>	David Lloyd Leisure Ltd & Abbey Manor Group Ltd	Plot E Bunford Park	Erection of a health, fitness and racquets club, inc. 3 outdoor tennis courts within an enclosed air dome structure, 6 outdoor padel courts within a canopy, outdoor multi-use court, outdoor battle box facility, indoor/outdoor swimming pools, 2 indoor courts within sports hall, gym and studio facilities, internal spa and external spa garden, children's soft play and activity area, lounge facilities including business hub and terrace, ancillary facilities, car parking, servicing and delivery area, landscaping and associated works.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02085/FUL					

11/184 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/02563/FUL & 23/02564/LBC	16 Hendford	CoU from Retail Outlet Class E to Domestic Dwelling C3	Approved
23/03037/FUL	Glenthorne House 38 Princes Street	Internal and external alterations to Glenthorne House, including removal of rear, single storey pre-fabricated C20th extension, and change of use from solicitors' offices to 6 No. self contained apartments	Approved
24/00593/FUL	Garage 169-171 Ilchester Road	The erection of pre-fabricated steel frame outbuilding	Approved
24/01776/FUL	Yeovil Athletic Club Pickett Lane	Re-cladding of exterior wall to change the external appearance, install 2 ground mounted air source heat pumps	Approved
24/01798/FUL	Yeovil Womens Hospital Higher Kingston	Proposal for a Waste Compound On-Site at Yeovil District Hospital to Enable a Consolidated Waste Management Strategy	Approved
24/01804/FUL	Morrisons Lysander Road	The creation of an EV charging zone, jet wash, air bays, sub-station enclosure, LV panel and new plant room	Approved
24/01910/HOU	24 West Coker Road	Two storey extension to rear of existing dwelling with Balcony	Approved
24/01938/HOU	37 Summerleaze Park	The erection of single storey rear extensions to dwelling	Approved
24/01955/FUL & 24/01956/LBC	Manor Hotel Hendford	Installation of 1no. electric vehicle charging station and installation of associated cabling to internal point of connection	Withdrawn
24/01951/HOU	48 Lyde Road	Proposed single storey side/rear extension to dwelling	Approved
24/02051/HOU	46 Cedar Grove	Erection of single storey extension	Approved

Note:

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