



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Tuesday 19th April 2022

7.00pm

Hybrid Meeting:

Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,
and virtual using Zoom meeting software

Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email ytic@yeovil.gov.uk by 9:00am on Tuesday, 19th April 2022.

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

Amanda Card, Town Clerk

11th April 2022

This information is also available on our website: www.yeovil.gov.uk

Members of Yeovil Town Council's Planning Committee are summoned to attend:

Jade Dash	Sarah Lowery
Karl Gill	Graham Oakes (<i>Vice Chairman</i>)
David Gubbins	Evie Potts-Jones (<i>Ex-officio</i>)
Emma-Jayne Hopkins	Wes Read
Gordon Hunting (<i>Chairman</i>)	Ashley Richards
Kaysar Hussain	Jeny Snell
Andrew Kendall (<i>Ex-officio</i>)	Roy Spinner
Jane Lowery	Rob Stickland

Information for the Public

In accordance with the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020, the ability to hold meetings virtually has now ceased. The Council are adhering to guidance set by the Ministry of Housing, Communities and Local government for the safe use of council buildings to enable face-to-face meetings for Councillors yet continue to provide remote access to the public.

Public Comments via Zoom at hybrid meetings

We recognise that these are challenging times, but we still value the public's contribution to our hybrid meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email ytic@yeovil.gov.uk by 9:00am on Tuesday, 19th April 2022 providing the following information:

- your email address;
- 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.

Alternatively, if you do not wish to join the meeting via Zoom but would still like to comment on an application, please email your comments to ytic@yeovil.gov.uk, or write to the Town Clerk at the address on the front of the agenda.

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.

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. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.

10/241 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/242 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 South Somerset District 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 district level taking into account all relevant evidence and representation made at that tier.

10/243 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14th March 2022.

10/244 PLANS LIST – FOR CONSIDERATION (Pages 2 to 5)

10/245 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY (Page 5)

10/246 CORRESPONDENCE

10/247 PLANNING DECISIONS (Page 6)

10/244 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/00332/FUL <i>Summerlands</i>	Brand	49 Burroughes Avenue	Erection of detached dwelling	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00332/FUL				
2	22/00650/FUL <i>Westlands</i>	Charles	11 Hendford	Detached apartment block of 3 x 1-bed units and 3 x 2-bed units	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00650/FUL				
3	21/03468/FUL <i>Westlands</i>	Besyaprak	98 Middle Street	CoU of 1 st & 2 nd floors from ancillary accommodation for restaurant to 4 flats, and conversion of loft to 1 flat	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/03468/FUL				
4	22/00503/FUL <i>Summerlands</i>	Cox	Larkhill Christian Centre Larkhill Road	Conversion of church building into 4 flats (re-submission of 21/03159/FUL - withdrawn)	YTC previously objected and requested a revised/improved parking scheme
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00503/FUL				
5	22/00786/FUL <i>Westlands</i>	GRG Holdings Ltd	16B Hendford	CoU from A2 to a 9 person HMO (Sui Generis) and associated internal and external alterations	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00786/FUL				
6	22/01090/LBC <i>Westlands</i>	GRG Holdings Ltd	16B Hendford	CoU from A2 to a 9 person HMO (Sui Generis) and associated internal and external alterations	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01090/LBC				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	22/00586/FUL <i>Summerlands</i>	Palmers Trading Estates Ltd	Land opposite Palmers Fish & Chips Bernards Way Bunford Way	Erection of coffee shop with drive through facility and car parking	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00586/FUL					
8	22/00688/R3D <i>Westlands</i>	SSDC	Goldenstones Pool & Leisure Centre Brunswick Street	Installation of a grey standalone plantroom and fenced enclosure	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00688/R3D					
9	22/00403/FUL <i>Lyde</i>	Kibby	13 Buckland Road Pen Mill Trading Estate	Installation of 4 portakabin classrooms portaloo & concrete ramp & stair	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00403/FUL					
10	22/00579/HOU <i>Crofton Park</i>	Nash	12 Crofton Park	Conversion of loft with installation of dormer windows and new first floor window on side elevation.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00579/HOU					
11	22/00700/HOU <i>Westlands</i>	Dallimore	25 Rowan Way	Replacement two-storey side extension and single storey rear extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00700/HOU					
12	22/00796/HOU <i>Summerlands</i>	Shire	7 Summerlands	Replacement rear and side extensions	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00796/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
13	22/00633/HOU <i>College</i>	Kitto	32 Kenmore Drive	Replacement single storey rear extension and detached garage/workshop	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00633/HOU					
14	22/00973/HOU <i>Summerlands</i>	Lawrence	38 Westfield Crescent	Single storey rear extension and detached single garage	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00973/HOU					
15	22/00434/HOU <i>College</i>	Othen	47 Mudford Road	Single storey rear and side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00434/HOU					
16	22/00442/HOU <i>Summerlands</i>	Coles	24A Watercombe Lane	Single storey rear extension (revised application – 21/03548/HOU approved)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00442/HOU					
17	22/00731/HOU <i>College</i>	Sen	120 Mudford Road	Single storey rear extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00731/HOU					
18	22/00529/HOU <i>Summerlands</i>	Bennett	3 Preston Park Mews Preston Park House Preston Road	Erection of car port on front drive and store in rear garden (re-submission of 21/02242/HOU - withdrawn)	YTC previously raised an objection
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00529/HOU					

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
19	22/00699/HOU <i>College</i>	Athersuch	240 Goldcroft	Replacement of roof covering from plain to double roman tiles	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00699/HOU					

10/245 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/00914/TPO <i>Crofton Park</i>	Simplyserve	Yeovil Women's Hospital Higher Kingston	Fell two trees	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00914/TPO					
2	22/00838/TPO <i>Westlands</i>	Wills	173 Plantagenet Chase	Tree surgery works	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00838/TPO					

10/247 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/02453/S73A	Allotment Gardens Pen Mill Station Approach	3 dwellings – variation of condition	Approved
21/03413/HOU	63 Mudford Road	Extensions and car port	Approved
22/00023/HOU	138 Ilchester Road	Extension and balcony	Approved
22/00185/FUL	17 High Street & 16 King George Street	Extraction system for Lounge Café/Bar	Approved
22/00216/HOU	31 Westfield Crescent	Extension	Approved
22/00293/HOU	13 Richmond Road	Extensions	Approved
22/00325/HOU	43 Richmond Road	First floor extension	Approved
22/00574/HOU	33 Home Drive	Extend front of dwelling	Approved
22/00424/TPO	Grovelands Residential Home 45 Grove Avenue	Tree surgery works	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation