



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 27th September 2021

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 Monday, 27th September 2021.

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

Amanda Card, Town Clerk

21st September 2021

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	Roy Spinner
Andrew Kendall (<i>Ex-officio</i>)	Rob Stickland
Jane Lowery	Helen Stonier

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 virtual 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 Monday, 27th September 2021 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.

10/211 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/212 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.

10/213 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 20th September 2021.

10/214 PLANS LIST – FOR CONSIDERATION (Pages 2 to 5)

10/215 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY (Page 5)

10/216 CORRESPONDENCE

10/217 PLANNING DECISIONS (Page 6)

10/214 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/02286/REM Adjoining Parish Consultation West Coker	PMK Consult Ltd	Seafire Park Bunford Lane	Reserved matters application for access, appearance, landscaping, layout and scale relating to the erection of a warehouse with parking, plant, lighting, etc (approved by 13/03410/OUT & 13/03413/OUT)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02286/REM					
2	21/02453/S73A Lyde	Gaj de Lotbiniere	Allotment Gardens Station Approach	Application to vary condition 3 of approval 15/03190/FUL for erection of three dwellings	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02453/S73A					
3	21/02681/FUL Summerlands	ASDA Stores Ltd	Asda Preston Road	Erection of click & collect pod and van loading canopy for home shopping improvements	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02681/FUL					
4	21/02682/ADV Summerlands	ASDA Stores Ltd	Asda Preston Road	Display of 4 internally illuminated fascia signs and 6 post mounted non-illuminated signs	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02682/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	21/02191/FUL Grove Avenue	Otter Homes Ltd	Park House 45 The Park	Replace timber vertical sliding sash windows with UPVC vertical sliding sash windows	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02191/FUL					
6	21/02504/HOU Summerlands	J Wheaton	173 Preston Road	Erection of two storey side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02504/HOU					
7	21/02459/HOU Yeovil College	Evans	48 College Green	Erection of two storey side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02459/HOU					
8	21/02415/HOU Yeovil College	S Forbes	163 St Michaels Avenue	Demolition of existing single storey buildings and construction of new single storey buildings together with loft conversion	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02415/HOU					
9	21/02697/HOU Lyde	S Krsmanovic	12 Lyde Road	Single storey rear extension to replace conservatory	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02697/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
10	21/02390/HOU Summerlands	S Hosie	120 Larkhill Road	Increase in external wall thickness, changing external appearance	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02390/HOU					
11	21/02751/HOU Crofton Park	N Malamel-Anto	44 Mitchelmore Road	Erection of front porch	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02751/HOU					
12	21/02688/LBC Summerlands	G Legg	4 Preston Park Mews	Replacement of existing window frames in the two bays on the south/east elevations of the property	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02688/LBC					
13	21/027867/HOU Westlands	N Cooper	42 West Coker Road	Alterations and erection of single storey extension to rear to replace existing extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02787/HOU					
14	21/02796/FUL Abbey Manor South	Bensons	Unit 4A Mead Avenue	New fire escape doorset to existing retail unit	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02796/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
15	21/02788/S73 Westlands	Leonardo Helicopters	Leonardo Helicopters, Lysander Road	The formation of a hard surface strip, associated lighting and lighting control building. Application to vary conditions 05, 06, 07 & 08 of approval 19/02614/FUL to amend wording of pre-commencement conditions	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02788/S73					

10/215 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/02462/TPO Weatlands	L Howaston	B&M Retail Lysander Road	Tree surgery works	<i>Consent granted 3.9.21</i>
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02462/TPO					
2	21/02482/TPO Westlands		St Margarets Hospice Little Tarratt Lane	Tree surgery works	<i>Consent granted 20.8.21</i>
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02482/TPO					
3	21/02813/TPO	M Bently	Asda Stores Ltd	Tree surgery works	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/02813/TPO					

10/217 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/02169/COU	19B Kingston	CoU of former sixth form centre (Use Class D1) to mixed use premises comprising gym / café / health & beauty	Approved
20/02339/HOU	Ampfield House 4 East Coker Road	Single storey linked extension and new outbuilding	Approved
21/00561/FUL	Yeovil Pen Mill Water Recycling Centre Sherborne Road	Erection of welfare unit for high pressure jetting training facility, etc	Approved
21/00999/ADV	ASDA Preston Road	4 internally illuminated signs and 6 post mounted non-illuminated signs	Withdrawn (YTC rec support)
21/01757/HOU	143 Glenthorne Avenue	Single storey side and rear extension	Approved
21/01867/FUL	94 Lyde Road	Siting of 32 external self-storage units	Approved
21/01924/FUL	Swan Theatre 138 Park Street	External alterations	Approved
21/01992/ADV	Jon O'Donnell Pavillion Yeovil Recreation Centre	5 signs	Approved
21/01988/FUL	Units 1 7 2A 1-3 Garrett Road	CoU of carpet showroom for storage of carpets	Approved
21/02052/HOU	90 West Coker Road	Conversion of garage to granny annex	Approved
21/02062/OUT	54 Seaton Road	Conversion and extension of 3 bed dwelling to provide 4 one bed apartments and one studio apartment	Withdrawn (YTC rec object)
21/02211/HOU	47 Neathem Road	Conversion of loft space include 2 new dormer windows and a roof light	Approved
21/02242/HOU	Preston Park House Preston Park Mews	Double garage and store	Withdrawn

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation