



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 20<sup>th</sup> June 2022

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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Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email [ytc@yeovil.gov.uk](mailto:ytc@yeovil.gov.uk) by 9:00am on Monday, 20<sup>th</sup> June 2022.

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

14<sup>th</sup> June 2022

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	Jane Lowery
Jade Cabell	Graham Oakes
Tareth Casey	Evie Potts-Jones ( <i>Ex-officio</i> )
Karl Gill	Wes Read
Emma-Jayne Hopkins	Ashley Richards
Kaysar Hussain	Jeny Snell
Andy Kendall ( <i>Ex-officio</i> )	Roy Spinner
Pauline Lock	Helen Stonier
Jamie Lock	Liam Watts
Sarah Lowery	Dave Woan

**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 and the public, but also continue to provide remote access to meetings for the public if they wish.

**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](mailto:ytic@yeovil.gov.uk) by 9:00am on the morning of the meeting 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.

## **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. 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.*

## **11/013 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/014 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.

## **11/015 MINUTES**

To confirm as a correct record the Minutes of the Special Meeting of Planning Committee held on 25<sup>th</sup> May 2022 and the previous meeting held on 30<sup>th</sup> May 2022.

## **11/016 PRE-APPLICATION CONSULTATION TO CREATE A NEW THEATRE BUILDING AT YEOVIL DISTRICT HOSPITAL**

Letter from Bramhall Town Planning Ltd and information leaflet previously circulated via email. Any comments or questions raised can be forwarded.

## **11/017 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 3)

## **11/018 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY** (Page 3)

## **11/019 PARKING POLICY FOR YEOVIL**

Report attached at page 4 for discussion.

## **11/020 PLANNING DECISIONS** (Page 5)

## 11/017 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01170/FUL <i>Summerlands</i>	M Dearing	105A Preston Road	Change of use from C3 (dwelling) to C2A (Secure Residential Institutions) garden room and general refurbishment (retrospective)	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01170/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01170/FUL</a>				
2	22/01237/LBC <i>Westlands</i>	J Lowe	22 Princes Street	Alterations to listed building: replacement of existing timber lintels with steel; replacement flat roof covering, and removal of rooflights	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01237/LBC">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01237/LBC</a>				
3	22/01333/HOU <i>Grove Avenue</i>	Withers	13 Grove Avenue	Two storey extension with new porch to front, single storey extension to rear, and conversion of roof space	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01333/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01333/HOU</a>				
4	22/01372/HOU <i>College</i>	M Sturgess	113A Mudford Road	Single storey front, side and rear extension and rebuilding of garage (revised application)	<i>YTC supported previous application 20/03261/HOU</i>
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01372/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01372/HOU</a>				
5	22/01445/HOU <i>Summerlands</i>	A Pounder	13 Thatcham Close	Single storey side and rear Extension	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01445/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01445/HOU</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
6	22/01151/HOU <i>Summerlands</i>	Jeffery	25 Abbots Meade	Orangery to rear	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01151/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01151/HOU</a>					
7	22/00917/HOU <i>College</i>	S Forbes	163 St Michaels Avenue	Loft conversion in existing hipped roof with two new dormer windows. First floor extension to rear (approved at appeal)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00917/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00917/HOU</a>					

#### **11/018 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	22/01707/TPO <i>Westlands</i>	O Ayles	85 Hendford Hill	Remove one limb of lime tree	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01707/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01707/TPO</a>					

## 11/019 PARKING POLICY FOR YEOVIL

At the previous Planning Committee held on 30<sup>th</sup> May 2022, Members sought clarification of the parking policy relevant to Yeovil. After consultation with SSDC, it can be confirmed that there are two main policies:

1. The Somerset County Council Parking Strategy (2013)

<https://somersetcc.sharepoint.com/sites/SCCPublic/Transport/Forms/AllItems.aspx?id=%2Fsites%2FSCCPublic%2FTransport%2FParking%20Strategy%202013%2Epdf&parent=%2Fsites%2FSCCPublic%2FTransport&p=true&ga=1>

The zones map (page 103) identifies Yeovil as Zone A, and page 104 provides a reference guide to residential parking standards showing Yeovil has the lowest requirement for parking per dwelling. There is no zone that is specifically 'car-free' but there is advice about car-free development in the Strategy:

***PM2.2 Seek and support innovative parking solutions in eco-towns and other developments with higher standards of sustainability.*** *The inclusion of 'car-free' residential areas is a design principle of eco-towns. The principle aims to encourage reductions in car ownership and discourage car use, in part by parking restraint and management. For example, parking may be limited but supported by strategies for home deliveries; car parks may be separated from residential areas; a parking space in a car park at the edge of a development may be rented or purchased at a cost that is separate from the cost of buying or renting a home. Proposals for provision above or below the standards set out in Chapters Five and Six must be supported by evidence detailing the local circumstances that justify the deviation and must be included in the developer's Travel Plan. Parking facilities for cyclists, including parking or storage facilities in the home, are particularly important in eco-developments (page 17 of the SCC Parking Strategy)*

Please note, there have been a number of developments within the town where SSDC has either accepted lower parking standards or car-free development.

2. Policy TA6 of the Adopted South Somerset Local Plan (see page 182-3)

[https://www.southsomerset.gov.uk/media/4846/j-plan\\_pol-web-site-2018-1-local-plan-local-plan-2006-2028-south\\_somerset\\_local\\_plan\\_2006-2028\\_adoption\\_version\\_march\\_2015-updated-oct\\_21.pdf](https://www.southsomerset.gov.uk/media/4846/j-plan_pol-web-site-2018-1-local-plan-local-plan-2006-2028-south_somerset_local_plan_2006-2028_adoption_version_march_2015-updated-oct_21.pdf)

## 11/020 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/00351/HOU	51 The Park	Extension, works to wall and new pavers	Withdrawn (YTC supported subject to concerns about a tree)
22/00352/CON	51 The Park	Extension, works to wall and new pavers	Withdrawn (YTC supported subject to concerns about a tree)
22/00586/FUL	Land opposite Palmers Fish and chips Bernards Way	Coffee shop	Permitted
22/00572/HOU	Pengwerne St Nicholas Close	Balcony	Permitted
22/00579/HOU	12 Crofton Park	Loft conversion	Permitted
22/00599/HOU 22/00827/LBC	30 Mudford Road	First floor extension to provide annex, extension internal alterations, solar panels and reinstatement of original features	Withdrawn Withdrawn (YTC objected to LB application)
22/00703/HOU	90 Lyde Road	Extensions and side annexe	Permitted
22/00711/HOU	85 Hendford Hill	Formation of access including widening of gateway	Refused
22/01080/HOU	85 Hendford Hill	New attached garage	Permitted
22/01202/TPO	85 Hendford Hill	Felling of trees	Withdrawn
22/00833/ADV	Morrisons Car park	signs	Permitted
22/00838/TPO	173 Plantagenet Chase	Tree works	Permitted
22/00914/TPO	Yeovil Women's Hospital Higher Kingston	Tree works	Permitted
22/01126/HOU	1 Burroughes Avenue	Extensions, fencing and parking	Permitted
22/01198/HOU	60 Kenmore Drive	Extension	Permitted

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation