



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

## Planning Committee

Monday 19 January 2026

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  
[lucy.ryder@yeovil.gov.uk](mailto:lucy.ryder@yeovil.gov.uk)

Amanda Card, Chief Executive / Town Clerk

13 January 2026

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	Karina Parsons
Jade Cabell	Wes Read (Ex-Officio)
Tareth Casey	Ashley Richards
Karl Gill ( <i>Vice-Chair</i> )	Jeny Snell ( <i>Chair</i> )
Kaysar Hussain	Roy Spinner
Justice Jimba	Rob Stickland
Andy Kendall	Helen Stonier
Jamie Lock	Ruth White
Jane Lowery	Adrian Wilkes
Graham Oakes	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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday 19 January 2026 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](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.

# 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.*

## **11/248 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/249 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.

## **11/250 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 15<sup>th</sup> December 2025.

## **11/251 PLANS LIST – FOR CONSIDERATION** (Pages 5-7)

Applications for consideration.

## **11/252 PLANNING DECISIONS** (Pages 8)

To note.

## 11/251 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/02959/FUL <i>Westlands</i>	Somerset Council	Octagon Theatre Hendford Yeovil Somerset BA20 1UX	Refurbishment and extensions to the Octagon Theatre. Improvements to the external areas with landscaping	YTC is a partner in the development
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02959/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02959/FUL</a>					
2	25/03102/FUL <i>Westlands</i>	Mr Tom Morgan	17 Hendford Yeovil Somerset BA20 1UH	Conversion from C3 dwelling houses to a 15 person HMO (Sui Generis) with internal re-arrangements and external alterations.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03102/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03102/FUL</a>					
3	25/02282/FUL <i>Yeovil Lyde</i>	Mr Doug Joslin	17 Buckland Road Pen Mill Trading Estate Yeovil Somerset BA21 5HA	Proposed new storage building	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02282/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02282/FUL</a>					
4	25/03059/HOU <i>Crofton Park</i>	Mr & Mrs Darryl Koerner	19 Mitchelmore Road Yeovil Somerset BA21 4BA	Loft conversion with erection of rear dormer and render replacement.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03059/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03059/HOU</a>					

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
5	25/02982/FUL <i>Westlands</i>	Messrs J. & W. Habershon	Halifax Building Society King George Street Yeovil Somerset BA20 1PT	Conversion of ground floor to provide up to 17 co-living rooms with associated communal facilities, bike and bin storage and external works including fenestration changes and the removal of redundant bank equipment. No change to betting office use.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02982/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02982/FUL</a>					
6	25/02988/S73 <i>Westlands</i>	Messrs J. & W. Habershon	Halifax Building Society King George Street Yeovil Somerset BA20 1PT	S73 Application to vary Conditions 02 (approved plans) to reflect proposed changes to the buildings and 03 (openings) to amend wording to remove reference to dormer windows relating to planning permission 25/00936/FUL; Conversion of mezzanine ground, first and second floors to provide 49 co-living rooms with associated communal facilities, bike and bin storage and external works including new window openings, dormer windows, roof lights, replacement windows and PV panels. Ground floor commercial uses to remain as existing (amended by 25/02965/NMA)	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02988/S73">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02988/S73</a>					

7	25/02862/FUL <i>Westlands</i>	Mr And Mrs T Corner	Land At 1 Hillgrove Avenue Yeovil Somerset	Erection of self-build single storey dwelling with detached garage to the land at the rear of existing dwelling and associated works. Demolish existing garage and workshop and replace with a larger combined garage and working shop for existing dwelling.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02862/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02862/FUL</a>					
8	25/03053/FUL <i>Westlands</i>	Mr. Steve Fowler	Former Rowcliffes Of Yeovil Summer House Terrace Yeovil Somerset BA20 1NL	Rebranding of existing buildings, alterations to external elevations and minor alterations to boundary treatments. Erection of new valet building	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03053/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/03053/FUL</a>					
9	25/02914/HOU <i>Westlands</i>	Mr Richard Hanson	24 Dodham Crescent Yeovil Somerset BA20 2DT	Erection of a single storey flat roof rear extension	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02914/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/02914/HOU</a>					

## **11/252 PLANNING DECISIONS**

Application No	Address	Proposal	Decision
25/02828/HOU	50 Grove Avenue Yeovil Somerset BA20 2BE	Replacement of windows to front and side elevations viewed from Grove Avenue.	Permitted

*Note:*

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