

16. PLANNING

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.

PLANS LIST – FOR CONSIDERATION (Pages 2- 4)

Applications for consideration.

TREE PRESERVATION ORDER APPLICATIONS (Page 5)

For information.

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For information.

PLANNING DECISIONS (Pages 6 - 7)

To note.

PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00668/ADV <i>Westlands</i>	Mr Babajide Oyekan	Footbridge Queensway Footbridge Yeovil Somerset	Display of two static non-illuminated advertising panels, each measuring 16m (W) x 2m (H), mounted to either side of the existing pedestrian footbridge parapet over the A30 Queensway	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00668/ADV					
2	26/00801/FUL <i>Grove Avenue</i>	Mr M Ghuman	35 Preston Road Yeovil Somerset BA21 3AE	Change of use, conversion and extension and alterations of existing detached house to create an HMO	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00801/FUL					
3	26/00669/HOU <i>Westlands</i>	Ms Amanda Gorman	Penn Park House 6 Penn Hill Park Yeovil Somerset BA20 1SE	Renovation of existing dwelling to include external wall insulation, reduced window sizes, balustrade alterations, two small infill extensions, new balcony and replacement garage and garden room	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00669/HOU					
4	26/00834/HOU <i>Westlands</i>	Mr & Mrs Taylor	36 Forest Hill Yeovil Somerset BA20 2PH	Proposed rear single storey extension	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00834/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	26/00869/FUL <i>Westlands</i>	Mr Kevin Lark	27B Vicarage Walk Yeovil Somerset BA20 1EX	Installation of new shopfront, entrance doors and fascia signage	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00869/FUL					
6	26/00870/ADV <i>Westlands</i>	Mr Kevin Lark	27B Vicarage Walk Yeovil Somerset BA20 1EX	Display of 1No new internally illuminated fascia sign	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00870/ADV					
7	26/00358/FUL <i>Westlands</i>	Mr N Taslim	Building To The Rear Of 100 Middle Street Yeovil Somerset BA20 1NE	Build over existing store to provide No. 2 Flats to First and Second Floors.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00358/FUL					
8	26/00845/HOU <i>Westlands</i>	Mr Dorian Martin	20 The Crescent Yeovil Somerset BA20 1XW	Replacement Single Storey Garage	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00845/HOU					
9	26/00875/S73 <i>Yeovil College</i>	Yeovil Town Council	Yeovil Athletic Track Mudford Road Yeovil Somerset BA21 3DS	S73 Application to vary Condition 02 (approved plans) to replace the existing metal-halide floodlighting units at Yeovil Recreation Centre with modern LED luminaires relating	Yeovil Town Council application – to note

				to planning consent 01/01010/R3D; The erection of floodlighting columns to athletics track	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00875/S73					
10	26/00877/S73 <i>Yeovil College</i>	Yeovil Town Council	Yeovil Recreation Ground Hockey Pitch Chilton Grove Yeovil Somerset BA21 4AW	S73 Application to vary Condition 04 (floodlighting) to replace the existing metal-halide floodlighting units at Yeovil Recreation Centre with modern LED luminaires relating to planning consent 11/03605/R3D; The creation of artificial grass pitch with adjoining warm up area, spectator terracing, fencing, floodlighting and associated landscaping and engineering works	Yeovil Town Council application – to note
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00877/S73					
11	26/00910/FUL <i>Grove Avenue</i>	Karen Croker	Rainbow Court Swallowcliffe Gardens Yeovil Somerset BA20 1BP	Proposed replacement of existing timber framed windows and doors with white uPVC framed units (like for like fenestration).	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=26/00910/FUL					

TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	26/00681/TPO	Mrs Gillan Beal	6A Wraxhill Road Yeovil Somerset BA20 2JZ	Application to carry out tree surgery work to No. 1 Ash Tree as shown by the South Somerset District Council (YEOV 3) 2007 Tree Preservation Order. T1 - Ash tree - re pollard by approx 6 meters to prevent future failure	

APPEAL – 25/02177/FUL

Location: Pardoes Solicitors Glenthorne House 38 Princes Street Yeovil Somerset BA20 1EQ

Proposal: Erection of a frontage wall and railings, including piers, formation of hardstanding between the wall and Glenthorne House's facade and removal of Magnolia Tree subject to a Tree Preservation Order.

Somerset Council Decision: Refused permission for the following reason: Insufficient information to adequately demonstrate a justification for the felling of the protected tree has been submitted. The loss of this protected tree would adversely affecting local distinctiveness within a conservation area, and the setting of the listed buildings contrary to policies EQ2, EQ3 and EQ5 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

Town Council Decision: Object on the grounds on loss of trees – removal of Magnolia Tree

Appeal: An appeal has been made to the Secretary of State against the above decision. It is to be decided on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

Comments: If you wish to make comments, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appealreference>

PLANNING DECISIONS

Application No	Address	Proposal	Decision
26/00640/HOU	95 West Coker Road Yeovil BA20 2JQ	Proposed rear extension to existing single storey bungalow	Permitted
26/00565/FUL	71 Hendford Hill Yeovil BA20 2QN	Change of Use of existing dwelling from C3 dwellinghouse to HMO	Permitted
26/00477/HOU	60 Kenmore Drive Yeovil BA21 4BQ	Change the existing brick finish to Painted render and cladding, remove front door and create a full width porch between the bay windows with a central door and side lights	Permitted
26/00448/FUL	Land outside 80 Middle Street Yeovil	Installation of 1no. new communications kiosk with integrated defibrillator and advertising display	Refused

26/00449/ADV	Land outside 80 Middle Street Yeovil	1no. Digital Advertisement display within proposed new communications kiosk	Refused
26/00419/HOU	149 Ilchester Road Yeovil BA21 3BQ	Proposed single storey front extension and two storey side extension to dwelling	Permitted
26/00373/FUL	27 & 29 Lyde Road Yeovil BA21 5AT	Change of use from two dwellinghouses (Use Class C3) to two small houses in multiple occupation (Use Class C4), including the erection of single storey and dormer window extensions and the provision of refuse/recycling and bicycle storage to the rear of both properties	Refused
26/00285/HOU	59 Preston Grove Yeovil BA20 2BJ	Single storey extension to the rear of existing dwelling	Permitted
26/00155/FUL	Milford Junior School Glenthorne Avenue Yeovil BA21 4PG	An application to extend planning permission 22/03153/FUL to site a whole new school on the playing fields to the rear of Milford Junior School	Permitted
26/00124/FUL	Wyndham View School Wyndham View Yeovil BA21 5DA	Installation of 3m high 358 weldmesh fencing and gates	Permitted
25/02102/FUL	17 & 17A Hendford Yeovil BA20 1UH	Conversion from C3 dwelling houses to a 15 person HMO (Sui Generis) with internal rearrangements and external alterations	Permitted

Note:

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