



Yeovil Town Council

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Planning Committee

Members of Yeovil Town Council are summoned to attend:

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 08 April 2019**

The Place... **Town House, 19 Union Street, Yeovil**

Meetings are open to the Press and Public
If you need this information in large print, Braille, audio or another
language, please ring 01935 382424

Amanda Card
Town Clerk

29 March 2019

Please contact Helen Ferdinand at the Town House for more information about this meeting

To: All Members of the Planning Committee

Michael Beales (BEM)

Phil Chandler

Joe Conway (OBE)

Karl Gill

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock

Tony Lock

Jane Lowery

Sarah Lowery (Vice Chairman)

Graham Oakes (Chairman)

Evie Potts-Jones (Ex-Officio)

Andrew Pugsley

Faye Purbrick

Wes Read

Manny Roper

Alan Smith

Andy Soughton

Rob Stickland

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	

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 during the time allocated for Public Comment 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.

A G E N D A

PUBLIC COMMENT – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

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, consultation period and decision making process has been completed.

9/395 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/396 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.

9/397 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 11 March 2019.

9/398 AMENDED PLANS FOR CONSIDERATION (Page 3)

9/399 PLANS LIST (Pages 4 to 7)

9/400 CORRESPONDENCE

9/401 PLANNING DECISIONS (Pages 8 to 10)

PLANNING MEETING
MONDAY 08 April 2019

PLANS LIST

The schedule of planning applications is attached.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to any views expressed by the public, various consultees (including the Town Council) and District Council Ward Members.

BACKGROUND PAPERS

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

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.

9/398 AMENDED PLANS - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/03636/FUL South Ward	Mrs G Loder	23 Hillgrove Avenue Yeovil BA20 2LP	The erection of a new dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03636/FUL					
2	18/03374/OUT New Town	Draytons Decorations Ltd	Land At Hill View Yeovi Somerset BA21 4HN	Outline application for the erection of five dwellings	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03374/OUT					
3	15/01000/OUT South Ward	Keyford Landowners	Land At Keyford Dorchester Road Yeovi Somerset	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood entre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=15/01000/OUT					

9/399 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1.	19/00602/FUL Milford	Mr Graham White	20 Highfield Road Yeovil BA21 4RP	The erection of 2 No. semi-detached dwellinghouses.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00602/FUL					
2.	19/00656/FUL Central	Mr Gary Martin	1st And 2nd Floor 57-59 Middle Street Yeovil Somerset BA20 1LQ	Change of Use from vacant office/ storage to 4 apartments on first and second floors.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00656/FUL					
3.	19/00317/FUL Central	T & D Investments Ltd	8 - 9 Wine Street Yeovil Somerset	The change of use of premises from a ground floor unused store room into a single studio apartment.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00317/FUL					
4.	19/00684/FUL Central	JD Wetherspoon	William Dampier 97 Middle Street Yeovil BA20 1LN	Development of existing first floor and flat roof to customer area and garden terrace including change of use of existing residential flats to class A4 (Drinking Establishment) use.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00684/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5.	19/00441/COU Park	Mr Christopher Cullen	Park House 45 The Park Yeovil BA20 1DF	The change of use of part of premises from Use Class B1 (business) to mixed B1 (business) and D1 (non-residential institution)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00441/COU					
6.	19/00697/R3D Hollands	Mr Robert Parr	Yeovil Recreation Ground Chilton Grove Yeovil BA21 4AW	Crows nest and masts to form part of replacement Play Ship.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00697/R3D					
7.	19/00533/ADV New Town	ALDI Stores Ltd	Aldi Olds Motor Group Sherborne Road Yeovil BA21 4HA	The display of 1 No. internally illuminated freestanding boundary sign, 2 No. internally illuminated fascia signs, and 2 No. non illuminated vinyl signs.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00533/ADV					
8.	19/00727/FUL Central	Hague	2 Westminster Street Yeovil BA20 1AE	Fenestration alterations to remove existing business signage, raise the height of the windows, move the position of the door, install new windows and doors and paint the facade dark grey.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00727/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9.	19/00664/HOU South	Mr & Mrs Smith	47 Yew Tree Close Yeovil BA20 2PB	The erection of a two storey side extension to dwellinghouse.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00664/HOU					
10.	19/00520/HOU Central	Mr & Mrs Darryl Koerner	19 Mitchelmore Road Yeovil BA21 4BA	Demolition of Existing Garage. Erection of Larger Footprint Garage in Same Location. Erection of Porch to Front of Property-partially retrospective.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00520/HOU					
11.	19/00621/HOU Long Mead	Mr Martin Hallett	37 Lower Ream Yeovil BA21 3SB	Erection of a two storey side extension.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00621/HOU					
12.	19/00365/HOU West	Allurton Developments Ltd	Flat 1 159 Ilchester Road Yeovil BA21 3BQ	The carrying out of external alterations to change existing front ground floor window into french doors.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00365/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
13.	19/00576/FUL East	Mrs Emma Brace	24 Northbrook Road Yeovil Somerset BA21 5RQ	Installation of up and over doors to existing 2 no. car ports.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00576/FUL					

9/401 **PLANNING DECISIONS**

The erection of a first floor rear extension and loft conversion with 1 No. dormer window and 2 No. rooflights.

10 St Andrews Road Yeovil BA20 2DE

Ref. No: **18/02351/FUL** | Validated: Tue 23 Oct 2018 | Status: Approved

The demolition of garages and the erection of 4 No. dwellings.

Land Adj. Earle Street Yeovil Somerset

Ref. No: **18/03625/FUL** | Validated: Fri 09 Nov 2018 | Status: **Approved**

Change of use of property used as supported living for adults with learning difficulties (sui generis use) to house in multiple occupation (11 bedsits) for accommodation for medical students for a temporary period of 3 years (retrospective).

Roman Way 128 Hendford Hill Yeovil BA20 2RG

Ref. No: **18/03781/COU** | Validated: Mon 26 Nov 2018 | Status: Approved

Replacement of existing rear conservatory with single storey extension.

18 Ashford Grove Yeovil BA21 4PQ

Ref. No: **18/03863/HOU** | Validated: Wed 16 Jan 2019 | Status: Approved

Extension to roof at front and alterations to vehicular access.

150 Ilchester Road Yeovil Somerset BA21 3BW

Ref. No: **18/03946/HOU** | Validated: Fri 11 Jan 2019 | Status: Approved

Extension to rear of existing building and provision of PV panels to front elevation

Yeovil Country Park Centre Brunswick Street Yeovil Somerset BA20 1QZ

Ref. No: **18/03973/R3D** | Validated: Fri 21 Dec 2018 | Status: Approved

The erection of a single storey extension to provide a rear W.C

Social Club Penn Mill Railway Station Sherborne Road Yeovil BA21 5DD

Ref. No: **18/04053/FUL** | Validated: Mon 14 Jan 2019 | Status: Approved

Demolish conservatory and erect two storey rear extension

76 Seaton Road Yeovil BA20 2AR

Ref. No: **19/00003/HOU** | Validated: Mon 28 Jan 2019 | Status: Approved

Increase existing six bedroom HMO to eight bedrooms by converting the existing large integral Garage to two bedrooms. Conversion of existing Toilet and Utility to rear of Garage to a Shower Room and Lobby for use by these additional room occupants. Erection of link building to existing Conservatory to access existing communal Kitchen, Utility Laundry Room and Bathroom facilities in house. (Revised application)

1 Mitchelmore Road Yeovil Somerset BA21 4BA

Ref. No: **19/00019/FUL** | Validated: Fri 04 Jan 2019 | Status: Approved

The display of 2 internally illuminated totems 'A' and 'G', 2 internally illuminated moulded KIA logo 'B'-'E', 1 internally illuminated individual built up rim and return KIA motors text 'C', 1 internally illuminated individual built up F J Chalke text fixed to existing background 'D', 1 externally illuminated freestanding entrance statement 'F' signage, 1 double sided non-illuminated directional sign 'H' and 1 single sided non-illuminated directional sign 'I'

KIA F J Chalke Fusion Park West Hendford Yeovil Somerset BA20 2JJ BA20 2JJ

Ref. No: **19/00046/ADV** | Validated: Mon 04 Feb 2019 | Status: Approved

The subdivision of existing bungalow into two separate dwellings (Retrospective)

20 Larkhill Road Yeovil BA21 3HF

Ref. No: **19/00102/FUL** | Validated: Tue 15 Jan 2019 | Status: Approved

Display of 1. No internally illuminated fascia sign.

W H Smith Ltd 10 Middle Street Yeovil Somerset BA20 1LZ

Ref. No: **19/00122/ADV** | Validated: Wed 30 Jan 2019 | Status: Approved

Erection of two storey side extension

48 St Johns Road Yeovil Somerset BA21 5NQ

Ref. No: **19/00194/HOU** | Validated: Fri 04 Jan 2019 | Status: Approved

Display of 3 no. externally illuminated fascia signs, 1 no. externally illuminated freestanding sign, 2 no. non-illuminated wall signs, 1 no. non-illuminated information sign and 1 no. non-illuminated freestanding directional sign.

Unit 1 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ

Ref. No: **19/00213/ADV** | Validated: Thu 24 Jan 2019 | Status: Approved

Erection of steel railings to front of property.

146 Preston Road Yeovil Somerset BA20 2EE

Ref. No: **19/00231/HOU** | Validated: Mon 07 Jan 2019 | Status: Approved

Erection of two storey side extension.

95 Marl Close Yeovil Somerset BA21 3NF

Ref. No: **19/00289/HOU** | Validated: Thu 17 Jan 2019 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation