



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Phone 01935 382424

Fax 01935 382429

E-mail town.clerk@yeovil.gov.uk

Planning Committee

Members of Yeovil Town Council are summoned to attend:

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 11 February 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

04 February 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.

9/380 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/381 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.

9/382 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 16 January 2019.

9/383 AMENDED PLANS FOR CONSIDERATION (Page 3)

9/384 PLANS LIST (Pages 4 to 7)

9/385 PRIOR NOTIFICATION APPLICATIONS – FOR INFORMATION ONLY (Page 8)

9/386 CORRESPONDENCE

9/387 PLANNING DECISIONS (Pages 9 to 11)

PLANNING MEETING
MONDAY 11 February 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.

9/383 AMENDED PLANS FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/02750/FUL Central	Stonewater Ltd	The Park School The Park Yeovil BA20 1DH	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements	
https://www.southsomerset.gov.uk/planningdetails/?id=1802750FUL					

9/384 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1.	18/03983/S73 Preston	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	Application to amend conditions 2 (approved plans) and 7 (area for parking only plan)of planning approval 18/01502/FUL to revise layout of petrol filling station.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803983S73				
2.	18/03780/COU Central	Mrs Eleanor Breed	Barnabas House 1 Higher Kingston Yeovil BA21 4AS	Change of use from hostel 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.	
	https://www.southsomerset.gov.uk/planningdetails/?id=1803780COU				
3.	19/00019/FUL Central	Mr John Sherman	1 Mitchelmore Road Yeovil Somerset BA21 4BA	Increase existing six bedroom HMO to eight bedrooms by converting the existing large integral garage to two bedrooms with infill extension. Conversion of existing toilet and utility to the rear of the garage to a shower room and kitchen for use by these additional room occupants (Revised application)	
	https://www.southsomerset.gov.uk/planningdetails/?id=1900019FUL				
4.	19/00102/FUL West	LiveWest Homes Ltd	20 Larkhill Road Yeovil BA21 3HF	The subdivision of existing bungalow into two separate dwellings (Retrospective)	
	https://www.southsomerset.gov.uk/planningdetails/?id=1900102FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5.	18/03875/HOU South	Spicer	17 Beaconfield Road Yeovil BA20 2JW	Erection of two storey side extension with hip roof, single-storey front pitched roof extension to the garage with first floor bay window above, and a single storey flat parapet roof rear extension.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803875HOU					
6.	19/00231/HOU Preston	Mr R Hann	146 Preston Road Yeovil Somerset BA20 2EE	Erection of steel railings to front of property.	
https://www.southsomerset.gov.uk/planningdetails/?id=1900231HOU					
7.	19/00086/HOU South	Mr And Mrs T Gaylard	19 Sandhurst Road Yeovil Somerset BA20 2LE	Alterations and the erection of a two storey extension to dwellinghouse.	
https://www.southsomerset.gov.uk/planningdetails/?id=1900086HOU					
8.	18/03976/FUL Central	Mr M Lilley	Morley House 26 West Hendford Yeovil BA20 1XE	Extension and alterations to include lean to roof canopy, new porch, secure cage around stair escape, replacement windows and doors and provision of solar panels	
https://www.southsomerset.gov.uk/planningdetails/?id=1803976FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9.	19/00075/HOU Whitemead	Mr And Mrs Kelly	12 Bowleaze Yeovil Somerset BA21 3RY	Alterations for conversion of existing garage to a dining room. Existing driveway to be extended across front garden with railings around the perimeter	
https://www.southsomerset.gov.uk/planningdetails/?id=1900075HOU					
10.	19/00216/HOU South	Mr Mark Wilkes	31 Southwoods Yeovil Somerset BA20 2QQ	Erection of a side and rear extension	
https://www.southsomerset.gov.uk/planningdetails/?id=1900216HOU					
11.	19/00194/HOU East	Mr Keith Shrimpton	48 St Johns Road Yeovil Somerset BA21 5NQ	Erection of two storey side extension	
https://www.southsomerset.gov.uk/planningdetails/?id=1900194HOU					
12.	19/00289/HOU West	Mr Sean Sartin	95 Marl Close Yeovil Somerset BA21 3NF	Erection of two storey side extension.	
https://www.southsomerset.gov.uk/planningdetails/?id=1900289HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
13.	18/03863/HOU Milford	Miss Lynn Rellis	18 Ashford Grove Yeovil BA21 4PQ	Replacement of existing rear conservatory with single storey extension.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803863HOU					
14.	18/03946/HOU Holland	Mr Darren Passmore	150 Ilchester Road Yeovil Somerset BA21 3BW	Extension to roof at front, alterations to vehicular access and creation of balcony at rear.	
https://www.southsomerset.gov.uk/planningdetails/?id=1803946HOU					
15.	18/04053/FUL East	GWRSA Club	Social Club Penn Mill Railway Station Sherborne Road Yeovil BA21 5DD	The erection of a single storey extension to provide a rear W.C	
https://www.southsomerset.gov.uk/planningdetails/?id=1804053FUL					

9/385 PRIOR NOTIFICATION APPLICATIONS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/00027/PAPV Central	Push Energy	Tesco Stores Queensway Place Yeovil Somerset BA20 1DL	Notification for prior approval for the installation of a solar photovoltaic system on the roof of premises.	

Planning Reference	Address	Proposal	Decision
18/04007/PDE	29 Summerleaze Park Yeovil Somerset BA20 2BP	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 8 metres (ii) the maximum height of the extension is 3.8 metres (iii) the height at the eaves of the extension is 2.9 metres.	Permission not required
18/03839/HOU	Rocky Knapp Penn Hill Park Yeovil BA20 1SE	Construction of two storey rear extension in place of utility building and enlargement of rear parking area.	Application Permitted with Conditions
18/03830/P3JPA	25 -27 Hendford Yeovil Somerset BA20 1UN	Prior approval for the conversion of existing offices to form 3 No. residential units.	Permission not required
18/03950/HOU	21 Welland Road Yeovil Somerset BA21 5NR	Alter and extend the dwelling with a single storey extension to the side and rear extension.	Application Permitted with Conditions
18/03880/TPO	15 Flowers House Hendford Yeovil Somerset BA20 1TQ	Application to carry out tree works to Fir tree known as 'T5' as shown within Tree Preservation Order SSDC (Yeov 5) 1997 confirmed 4.6.97	Application Permitted with Conditions
18/03583/HOU	46 Willow Road Yeovil BA21 3AW	Demolition of existing porch and erection of single storey extension. Proposed loft conversion with minor internal alterations.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/03530/ADV	Former BHS 12 Ivel Square Yeovil Somerset BA20 1EY	The display of 4 No. illuminated building signs and 1 No. non-illuminated welcome sign	Application Permitted with Conditions
18/03538/FUL	Fuel Oil Depot 54 Buckland Road Pen Mill Trading Estate Yeovil Somerset BA21 5HA	Proposed formation of an additional vehicular access and associated landscaping works and the use of land and building for the storage, distribution and display of landscaping materials and equipment.	Application Permitted with Conditions
18/03824/FUL	Palmers Fish & Chips Bernards Way Yeovil Somerset BA20 2FH	The erection of an extension to premises.	Application Permitted with Conditions
18/03482/FUL	Plot 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The proposed installation of a Peaking Gas Generation Plant	Application Permitted with Conditions
18/03434/HOU	17 Cypress Drive Yeovil BA20 2PX	Extension to existing porch to front of house.	Application Permitted with Conditions
18/03361/FUL	5 Preston Park Mews Preston Road Yeovil Somerset	Erection of detached double garage with attic storage, detached workshop and installation of sliding gate in existing boundary wall.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/03122/OUT	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection of a 3 bedroom dwelling at the rear of 62 West Coker Road (resubmission of 18/01546/OUT)	Application Refused
18/02754/FUL	Holcote House Mudford Road Yeovil BA21 4AE	Change of use and conversion of former college studio to a separate single storey dwelling, including driveway and parking with access from existing shared access road.	Application Permitted with Conditions
18/02390/FUL	59 Preston Road Yeovil BA20 2BW	Alterations and the conversion of main building from hostel to 9 residential flats.	Application Permitted with Conditions
18/01217/HOU	61 Rowan Way Yeovil BA20 2NP	The erection of a two storey side extension to dwellinghouse.	Application Permitted with Conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation