



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 11th November 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

05 November 2019

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

To: All Members of the Planning Committee

Philip Chandler

Jade Dash

Karl Gill

Amy Grieves

David Gubbins

Gordon Hunting

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock (*Ex-officio*)

Jane Lowery

Sarah Lowery (*Chairman*)

Graham Oakes

Evie Potts-Jones

Wes Read

Andy Soughton

Roy Spinner

Rob Stickland

Helen Stonier (*Vice Chairman*)

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

Disability

Gender Reassignment

Marriage and Civil Partnership

Pregnancy and Maternity

Race

Religion or Belief

Sex

Sexual Orientation

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.

10/046 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/047 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.

10/048 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 14 October 2019.

10/049 PLANS LIST – FOR CONSIDERATION (Pages 2 to 6)

10/050 ADDITIONAL INFORMATION (Page 7)

10/051 CORRESPONDENCE

10/052 PLANNING DECISIONS (Pages 8 to 9)

10/053 DRAFT BUDGET 2020/21 (Page 10)

PLANNING MEETING
MONDAY 11 November 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.

10/049 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/02614/FUL Westland	Leonardo Helicopters	Westland Helicopters Ltd Lysander Road Yeovil BA20 2YB	The formation of a hard surface airstrip, associated lighting and ancillary lighting control building.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02614/FUL					
2	19/02719/COU Abbey Manor South	Martin Paine	Former Laundry Building At Malvern Court Malvern Court Yeovil Somerset BA21 3RX	Conversion of a redundant ancillary residential building into a C3 residential dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02719/COU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	19/02720/FUL Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	The conversion of an existing basement into a 2 bedroom apartment (Revised application)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02720/FUL					
4	19/02721/LBC Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	The conversion of an existing basement into a 2 bedroom apartment (Revised application)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02721/LBC					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	19/02939/NMA Yeovil College	Mr Robert Stenhouse	70 Ilchester Road Yeovil BA21 3BL	Non material amendment to planning approval 18/00651/FUL to change materials of north east elevation of garden and make larger and change the number of window in the dormer to two windows.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02939/NMA					
6	19/02757/HOU Abbey Manor South	Mr Emmad Rghei	8 Parish Mews Yeovil Somerset BA21 3AS	Alterations and the erection of a two storey rear extension to dwellinghouse.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02757/HOU					
7	19/02859/FUL Westland	Dimensions	2/3 South Western Terrace Yeovil BA20 1NB	Replacement to main window of No. 2 to front elevation with bi-fold doors. Connection of wheelchair access ramp from adjacent terraced property (No. 3) to include access to No. 2 and alterations to front steps/railings.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02859/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
8	19/02715/HOU Summerlands	Mr Anthony Davis	214 Preston Road Yeovil BA20 2EZ	Loft conversion with erection of dormer windows	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02715/HOU					
9	19/02653/FUL Grove Avenue Ward	Somerset Care Ltd	Grovelands Residential Home 45 Grove Avenue Yeovil BA20 2BE	The erection of a single storey rear infill extension to form garden room.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02653/FUL					

10/050 **ADDITIONAL INFORMATION**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/02036/FUL Westland	Greggs PLC	1 - 3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Subdivision of Unit 4 and Change of use to Class A1 Bakery with external alterations including provision air conditioning units and outside seating area	Deferred from 16 September 2019 Planning Committee
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02036/FUL					
2	19/01696/FUL Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil	Installation of two air conditioning condenser units in a security cage within the bin store area and three extract grilles.	Deferred from 16 September 2019 Planning Committee
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01696/FUL					
3	19/01697/ADV Westland	Mrs Sara Humphries	1 - 3 Garrett Road Lynx Trading Estate Yeovil	Display of 3No. illuminated fascia signs	Deferred from 16 September 2019 Planning Committee
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01697/ADV					

10/052 PLANNING DECISIONS

Change of use of land to be used as a car wash, erection of canopy and the siting of portacabin office together with associated works.

Land Off Bernards Way Adj To Palmers Garden Centre Yeovil Somerset BA20 2EL
Ref. No: **19/02026/FUL** | Received: Thu 27 Jun 2019 | Validated: Thu 27 Jun 2019 | Status: Approved

The erection of a garage and carport to front of property.

43 Netherton Road Yeovil BA21 5NY
Ref. No: **19/01886/HOU** | Received: Mon 08 Jul 2019 | Validated: Tue 06 Aug 2019 | Status: **Refused**

Alterations and the erection of a front entrance porch and loft conversion to include installation of 3No. velux rooflights.

9 Alder Grove Yeovil BA20 2PA
Ref. No: **19/01928/HOU** | Received: Thu 11 Jul 2019 | Validated: Thu 15 Aug 2019 | Status: Approved

The erection of a single storey rear extension with balcony, first and second floor side extension with dormer and proposed garage/carport to front of dwelling.

8 Dorchester Road Yeovil BA20 2RN
Ref. No: **19/02003/HOU** | Received: Thu 18 Jul 2019 | Validated: Fri 09 Aug 2019 | Status: Approved

The display of 3 externally illuminated fascia signs, 2 non illuminated fascia sign, and 1 non illuminated projecting sign.

49 Princes Street Yeovil Somerset BA20 1EG
Ref. No: **19/02019/ADV** | Received: Fri 19 Jul 2019 | Validated: Fri 09 Aug 2019 | Status: Approved

The display of 1No. non illuminated fascia sign and 1No. non illuminated projecting sign.

20 Middle Street Yeovil BA20 1LY
Ref. No: **19/02096/ADV** | Received: Mon 29 Jul 2019 | Validated: Fri 16 Aug 2019 | Status: Approved

The erection of single and two storey side extension and single storey rear extension to dwelling.

96 St Johns Road Yeovil Somerset BA21 5NQ
Ref. No: **19/02236/HOU** | Received: Mon 12 Aug 2019 | Validated: Mon 12 Aug 2019 | Status: Approved

Demolition of existing conservatory and rear lean to extension an erection of new single storey lean to to the front together with new single storey extension to the rear with associated internal alterations.

36 Stiby Road Yeovil BA21 3EG

Ref. No: **19/02322/HOU** | Received: Tue 20 Aug 2019 | Validated: Tue 20 Aug 2019 | Status: **Approved**

The display of internally illuminated replacement advertising billboard to support a digital poster (D-poster).

53 Earle Street Yeovil Somerset BA20 1JW

Ref. No: **19/02332/ADV** | Received: Wed 21 Aug 2019 | Validated: Wed 21 Aug 2019 | Status: **Approved**

The change of use of premises from a laundrette (Sui Generis) to a hot food takeaway (Use Class A5) with internal and external alterations

17-18 Bond Street Yeovil BA20 1PE

Ref. No: **19/02361/FUL** | Received: Tue 27 Aug 2019 | Validated: Tue 27 Aug 2019 | Status: **Approved**

Display of 1no. externally illuminated fascia, 1no. non illuminated projector and 1no. non illuminated wall mounted sign

32 Middle Street Yeovil BA20 1LY

Ref. No: **19/02391/ADV** | Received: Wed 28 Aug 2019 | Validated: Thu 29 Aug 2019 | Status: **Approved**

The formation of hardstandings and installation of 2 No. aircraft with associated landscaping.

Land At Entrance Of Leonardo Helicopters Lysander Road Yeovil Somerset BA20 2AU

Ref. No: **19/02456/FUL** | Received: Thu 05 Sep 2019 | Validated: Thu 05 Sep 2019 | Status: **Approved**

The erection of a conservatory to the rear of dwelling (Retrospective)

15 Bell Chase Yeovil Somerset BA20 2FE

Ref. No: **19/02674/HOU** | Received: Wed 11 Sep 2019 | Validated: Wed 11 Sep 2019 | Status: **Approved**

Conversion of loft and the creation of 1No. dormer window

214 Goldcroft Yeovil BA21 4DA

Ref. No: **19/02519/HOU** | Received: Wed 11 Sep 2019 | Validated: Thu 12 Sep 2019 | Status: **Approved**

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation

Planning Committee									
	Notes	2018/19		2019/20					2020/21
		Budget	Actual	Budget	1/2 year spent 30/09/2019	Full year estimated spend to 31/03/2020	Estimated over spend	Estimated under spend	Proposed Budget
EXPENDITURE									
Planning Expenses	1	0	0	1,000	250	250	0	750	1,000
Total Expenditure		0	0	1,000	250	0	0	0	1,000
INCOME									
		0	0	0	0	0	0	0	0
Total Income		0	0	0	0	0	0	0	0
Net Expenditure		0	0	1,000	250	0	0	750	1,000
Notes:									