



# 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 14th October 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

07 October 2019

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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 (*Vice Chairman*)

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

### **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](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 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.

### **10/039 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **10/040 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.

### **10/041 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 16 September 2019.

### **10/042 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 6)

### **10/043 TREE PRESERVATION ORDERS** (Page 7)

### **10/044 CORRESPONDENCE**

### **10/045 PLANNING DECISIONS** (Pages 8 to 11)

**PLANNING MEETING**  
**MONDAY 14 October 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.

**10/042 PLANS LIST – FOR CONSIDERATION**

|                                                                                                                                                                                             | <b>APPLICATION NO.<br/>Parish Ward</b> | <b>Applicant</b>               | <b>Site Address</b>                                                                               | <b>Proposal</b>                                                                                                                                      | <b>Notes</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1                                                                                                                                                                                           | 19/02456/FUL<br>Westland               | Leonardo<br>Helicopters UK     | Land At Entrance<br>Of Leonardo<br>Helicopters<br>Lysander Road<br>Yeovil<br>Somerset<br>BA20 2AU | The formation of hardstandings<br>and installation of 2 No. aircraft<br>with associated landscaping.                                                 |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02456/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02456/FUL</a> |                                        |                                |                                                                                                   |                                                                                                                                                      |              |
| 2                                                                                                                                                                                           | 19/02080/FUL<br>Yeovil Lyde            | RPS Asset<br>Management<br>Ltd | 41 Percy Road<br>Yeovil<br>BA21 5AJ                                                               | The change of use of existing<br>dwelling into a HMO, the erection<br>of a new dwelling and conversion<br>of existing garage into a new<br>dwelling. |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02080/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02080/FUL</a> |                                        |                                |                                                                                                   |                                                                                                                                                      |              |
| 3                                                                                                                                                                                           | 19/02674/HOU<br>Summerlands            | Mr Hawkins                     | 15 Bell Chase<br>Yeovil<br>Somerset<br>BA20 2FE                                                   | The erection of a conservatory to<br>the rear of dwelling (Retrospective)                                                                            |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02674/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02674/HOU</a> |                                        |                                |                                                                                                   |                                                                                                                                                      |              |

|   | <b>APPLICATION NO.<br/>Parish Ward</b>                                                                                                                                                      | <b>Applicant</b> | <b>Site Address</b>                                                 | <b>Proposal</b>                                                                                                                                             | <b>Notes</b> |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 4 | 19/02361/FUL<br>Westland                                                                                                                                                                    | Mr M Sullivan    | 17-18 Bond Street<br>Yeovil<br>BA20 1PE                             | The change of use of premises from a laundrette (Sui Generis) to a hot food takeaway (Use Class A5) with internal and external alterations                  |              |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02361/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02361/FUL</a> |                  |                                                                     |                                                                                                                                                             |              |
| 5 | 19/02494/ADV<br>Westland                                                                                                                                                                    |                  | Land Adjoining<br>43 South Street<br>Yeovil<br>Somerset<br>BA20 1LX | Removal of existing freestanding 48 sheet advertising billboard and replacement with a freestanding 48 sheet advert to support a digital poster (D-poster). |              |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02494/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02494/ADV</a> |                  |                                                                     |                                                                                                                                                             |              |
| 6 | 19/02391/ADV<br>Westland                                                                                                                                                                    | CRUK CRUK        | 32 Middle Street<br>Yeovil<br>BA20 1LY                              | Display of 1no. externally illuminated fascia, 1no. non illuminated projector and 1no. non illuminated wall mounted sign                                    |              |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02391/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02391/ADV</a> |                  |                                                                     |                                                                                                                                                             |              |

|                                                                                                                                                                                             | <b>APPLICATION NO.<br/>Parish Ward</b> | <b>Applicant</b>    | <b>Site Address</b>                                 | <b>Proposal</b>                           | <b>Notes</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------|-----------------------------------------------------|-------------------------------------------|--------------|
| 7                                                                                                                                                                                           | 19/02399/HOU<br>Abbey Manor<br>South   | Jason Bragg         | 5 Long Close<br>Brympton<br>Yeovil<br>BA21 3SE      | The erection of a log cabin.              |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02399/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02399/HOU</a> |                                        |                     |                                                     |                                           |              |
| 8                                                                                                                                                                                           | 19/02408/FUL<br>Westland               | Mrs Suzanne<br>Carr | 42 Rustywell Park<br>Yeovil<br>BA20 2NA             | The erection of a porch.                  |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02408/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02408/FUL</a> |                                        |                     |                                                     |                                           |              |
| 9                                                                                                                                                                                           | 19/02516/HOU<br>Westland               | Mr Russell Frith    | Aldon Wain<br>Dorchester Road<br>Yeovil<br>BA20 2RH | The erection of a large single<br>garage. |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02516/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02516/HOU</a> |                                        |                     |                                                     |                                           |              |

|                                                                                                                                                                                             | <b>APPLICATION NO.<br/>Parish Ward</b> | <b>Applicant</b>      | <b>Site Address</b>                 | <b>Proposal</b>                                              | <b>Notes</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------|-------------------------------------|--------------------------------------------------------------|--------------|
| 10                                                                                                                                                                                          | 19/02519/HOU<br>Yeovil College         | Ms Lesley<br>Houghton | 214 Goldcroft<br>Yeovil<br>BA21 4DA | Conversion of loft and the creation<br>of 1No. dormer window |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02519/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02519/HOU</a> |                                        |                       |                                     |                                                              |              |



**10/043 TREE PRESERVATION ORDERS – FOR INFORMATION**

|                                                                                                                                                                                             | <b>APPLICANT NO.<br/>Parish Ward</b> | <b>Applicant</b>      | <b>Site Address</b>                                                                 | <b>Proposal</b>                                                                                                                                                                          | <b>Notes</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1                                                                                                                                                                                           | 19/02506/TPO                         | Great Western Railway | Yeovil Pen Mill Railway Station<br>Sherborne Road<br>Yeovil<br>Somerset<br>BA21 5DD | Application to carry out tree works to various trees as shown within the TPO SSDC (Yeov 1) 2000, Confirmed 4.9.00 and TPO SSDC (Yeov 1) 2018, Confirmed 25.6.18 Tree Preservation Orders |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02506/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02506/TPO</a> |                                      |                       |                                                                                     |                                                                                                                                                                                          |              |
| 2                                                                                                                                                                                           | 19/02508/TPO                         | Mrs S Hermon          | 79 West Coker Road<br>Yeovil<br>Somerset<br>BA20 2JD                                | Application to carry out tree works to 3 trees as shown within the SSDC (Yeovil No. 3) 1999 Tree Preservation Order, Confirmed 7.7.99                                                    |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02508/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02508/TPO</a> |                                      |                       |                                                                                     |                                                                                                                                                                                          |              |
| 3                                                                                                                                                                                           | 19/02583/TPO                         | Mr John Alexander     | Park House<br>Mudford Road<br>Yeovil<br>BA21 4AF                                    | Application to carry out tree surgery works to No. 1 Tree included within Tree Preservation Order South Somerset District Council (YEOV 2) 2003                                          |              |
| <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02583/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02583/TPO</a> |                                      |                       |                                                                                     |                                                                                                                                                                                          |              |

## **10/045 PLANNING DECISIONS**

Alterations and replacement of an external wooden staircase and base (landing) with a metal staircase and the erection of porch on the landing. Retrospective application for balcony to the rear elevation of the dwelling.

11A Penn Hill Yeovil BA20 1SF

Ref. No: **18/03281/HOU** | Received: Mon 08 Oct 2018 | Validated: Wed 19 Jun 2019 | Status: Approved

Demolition of 8 garages, erection of pair of semi detached dwellings and construction of 5 parking spaces

Land Adj To 12 Welbeck Road Yeovil Somerset BA21 5PH

Ref. No: **19/00819/FUL** | Received: Thu 21 Mar 2019 | Validated: Thu 21 Mar 2019 | Status: Approved

Outline application for the erection of a dwelling (Resubmission)

62 West Coker Road Yeovil BA20 2JA

Ref. No: **19/00936/OUT** | Received: Mon 01 Apr 2019 | Validated: Sat 20 Apr 2019 | Status: Approved

Temporary change of use of part of car park to site a temporary compound associated with maintenance works (Retrospective)

Car Park Pembroke Close Yeovil Somerset

Ref. No: **19/01184/FUL** | Received: Tue 09 Apr 2019 | Validated: Wed 12 Jun 2019 | Status: Withdrawn

The erection of a dwelling with integral garage.

Land Rear Of 6 Home Drive Yeovil Somerset BA21 3JT

Ref. No: **19/01389/FUL** | Received: Thu 25 Apr 2019 | Validated: Wed 22 May 2019 | Status: **Approved**

Application to vary condition 2 (approved plans) and 5 (bay windows) of approval 18/02695/FUL to increase the depth of the proposed south extension and the omission of the bay windows to the north, to be replaced by opaque glazing.

Thorne House Eastville Yeovil Somerset BA21 4JD

Ref. No: **19/02001/S73A** | Received: Mon 17 Jun 2019 | Validated: Mon 17 Jun 2019 | Status: Approved

Alterations to form a multi-use room and a cafe and redesigning the outside seating area.  
Jon O'Donnell Pavillion Yeovil Recreation Centre Chilton Grove Yeovil Somerset BA21 4AW  
Ref. No: **19/01717/R3D** | Received: Thu 20 Jun 2019 | Validated: Thu 20 Jun 2019 | Status:  
Decided

Proposed single storey side and rear extension to existing semi-detached house and proposed raised decking area.

93 Combe Park Yeovil BA21 3BE

Ref. No: **19/01772/HOU** | Received: Wed 26 Jun 2019 | Validated: Wed 26 Jun 2019 | Status:  
Approved

The display of 4 No. non-illuminated signs (vinyl text printed on the lockers)

Asda Stores Ltd Preston Road Yeovil BA20 2HB

Ref. No: **19/01798/ADV** | Received: Fri 28 Jun 2019 | Validated: Fri 28 Jun 2019 | Status:  
Approved

Installation of Grocery Collection lockers in the car park

Asda Stores Ltd Preston Road Yeovil BA20 2HB

Ref. No: **19/01797/FUL** | Received: Fri 28 Jun 2019 | Validated: Fri 28 Jun 2019 | Status:  
Approved

The change of use of ground floor from D1 (non residential institution) to B1 (a) (Office) at the front and D1 to a residential unit at the rear.

122 Goldcroft Yeovil Somerset BA21 4DE

Ref. No: **19/02054/FUL** | Received: Fri 28 Jun 2019 | Validated: Fri 09 Aug 2019 | Status:  
Approved

Change of use from offices to 'suis' generis' tattoo studio

First Floor 28 Vincent Street Yeovil BA20 1JQ

Ref. No: **19/01803/COU** | Received: Fri 28 Jun 2019 | Validated: Fri 28 Jun 2019 | Status:  
Approved

Internal and external alterations including new and replacement windows, replacement access stairs, creation of additional parking space, removal of boundary wall, elevational amendments to the ground floor and creation of bin store.

3 Goldcroft Yeovil BA21 4DQ

Ref. No: **19/01805/FUL** | Received: Mon 01 Jul 2019 | Validated: Mon 01 Jul 2019 | Status:  
Approved

Refurbishment of existing basement to convert it to a two bedroom apartment.

4 Church Street Yeovil BA20 1HE

Ref. No: **19/01823/LBC** | Received: Mon 01 Jul 2019 | Validated: Fri 26 Jul 2019 | Status: Withdrawn

Refurbishment of existing basement to convert it to a two bedroom apartment.

4 Church Street Yeovil BA20 1HE

Ref. No: **19/01822/FUL** | Received: Mon 01 Jul 2019 | Validated: Fri 26 Jul 2019 | Status: Withdrawn

Application to carry out tree works to No 1 tree as shown within Tree Preservation Order SSDC (YEOV 2) 1992

54 Southway Drive Yeovil Somerset BA21 3ED

Ref. No: **19/02013/TPO** | Received: Fri 12 Jul 2019 | Validated: Fri 12 Jul 2019 | Status: Approved

The erection of single storey rear extension together with internal alterations.

296 St Michaels Avenue Yeovil BA21 4NE

Ref. No: **19/01967/HOU** | Received: Tue 16 Jul 2019 | Validated: Tue 16 Jul 2019 | Status: Approved

Erection of two storey side & front extensions, porch canopy to front & the erection of a store/garden machinery room

20 Dorchester Road Barwick Yeovil BA20 2RL

Ref. No: **19/02040/HOU** | Received: Mon 22 Jul 2019 | Validated: Tue 23 Jul 2019 | Status: Approved

Application to carry out tree works to 1 No. Oak as shown within the YDC (YEOV) No. 5 1985 Tree Preservation Order, Confirmed 27.6.85

Little Acorns 18 Parcroft Gardens Yeovil BA20 2BS

Ref. No: **19/02039/TPO** | Received: Mon 22 Jul 2019 | Validated: Tue 23 Jul 2019 | Status: Approved

Raising of front garden to form private parking space. (Part retrospective/Revised application)

27 Carisbrooke Gardens Yeovil Somerset BA20 1BX

Ref. No: **19/02293/HOU** | Received: Mon 29 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Approved

Listed Building Consent to repair north side of the shaft of the cross where the stone is laminating

Preston Plucknett War Memorial Preston Road Yeovil Somerset

Ref. No: **19/02149/LBC** | Received: Wed 31 Jul 2019 | Validated: Thu 01 Aug 2019 | Status: Approved

The erection of two storey rear extension to the dwelling.

93 Plantagenet Chase Yeovil Somerset BA20 2PP

Ref. No: **19/02319/HOU** | Received: Thu 01 Aug 2019 | Validated: Thu 01 Aug 2019 | Status: Approved

Replacement of existing door with double sliding door and installation of open mesh roller shutter, and glazing around external ATM with secure wall (part retrospective)

Nationwide Bldg Soc 36-38 Middle Street Yeovil Somerset BA20 1LA

Ref. No: **19/02162/FUL** | Received: Thu 01 Aug 2019 | Validated: Fri 02 Aug 2019 | Status: Approved

Display of 3No. illuminated fascia signs, 2No. externally illuminated hanging signs & internally illuminated ATM surround (part retrospective)

Nationwide Bldg Soc 36-38 Middle Street Yeovil Somerset BA20 1LA

Ref. No: **19/02163/ADV** | Received: Thu 01 Aug 2019 | Validated: Fri 02 Aug 2019 | Status: Approved

Application to carry out tree surgery works to No1 tree included within South Somerset Tree Preservation Order (YEOV 1) 1991

8 Oakridge Park Yeovil BA21 3JY

Ref. No: **19/02180/TPO** | Received: Mon 05 Aug 2019 | Validated: Mon 05 Aug 2019 | Status: Approved

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation