



# 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 15th July 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

08 July 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*)

Tony Lock

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.

### **10/013 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **10/014 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.

### **10/015 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 28 May 2019 and 29 May 2019.

### **10/016 PLANS LIST** (Pages 2 to 5)

### **10/017 PRIOR NOTIFICATION APPLICATION – FOR INFORMATION ONLY** (Page 6)

### **10/018 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/ INFORMATION** (Page 6)

### **10/019 TREE PRESERVATION ORDER - FOR INFORMATION ONLY** (Page 7)

### **10/020 CORRESPONDENCE**

### **10/021 PLANNING DECISIONS** (Pages 8 to 9)

**PLANNING MEETING**  
**MONDAY 15 July 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.

10/016 **PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	19/01591/FUL Yeovil College	Mr Graham White	20 Highfield Road Yeovil BA21 4RP	Erection of 2 No. semi-detached two-bedroom dwelling houses. (revised application 19/00602/FUL)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01591/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01591/FUL</a>					
2	19/01389/FUL Summerlands	Warman Building Co Ltd	Land Rear Of 6 Home Drive Yeovil Somerset BA21 3JT	The erection of a dwelling with integral garage.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01389/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01389/FUL</a>					
3	19/01708/FUL Yeovil Westland	Mr Luke Pemberton	2/4 Beer Street Yeovil Somerset BA20 2AF	Alterations and the change of use of premises from a children's nursery (Use Class D1) to form a total of 5 residential flats.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01708/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01708/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
4	19/01742/FUL Crofton Park	Rhino Developments (SW) Ltd	44A & 46 Roping Road Yeovil Somerset BA21 4BE	Demolition of bungalow and former shop and replacement with two pairs of semi-detached houses.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01742/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01742/FUL</a>				
5	19/01558/HOU Yeovil Summerlands	Mr & Mrs N Biggs	4 Home Drive Yeovil BA21 3AP	The erection of a rear single storey extension to dwellinghouse.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01558/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01558/HOU</a>				
6	19/01510/HOU Yeovil College	Mr Darren Passmore	150 Ilchester Road Yeovil Somerset BA21 3BW	Extension to roof at front and rear	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01510/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01510/HOU</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
7	19/00827/HOU Yeovil Westland	Mr Jan Bovey	32 Richmond Road Yeovil BA20 1BA	The erection of single and two storey rear extensions to dwellinghouse.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00827/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00827/HOU</a>				
8	19/01045/FUL Yeovil College	Mr John McGeever	70 Mudford Road Yeovil BA21 4AH	Demolition of existing summerhouse, the erection of an extension to form ancillary accommodation and raising height of garage roof.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01045/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01045/FUL</a>				
9	19/01247/FUL Yeovil Westland	Berkeley Leisure Group Ltd	Flat 2 The Old Town Hall King George Street Yeovil Somerset BA20 1QT	The installation of 3 No. rooflights.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01247/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01247/FUL</a>				

**10/017 PRIOR NOTIFICATION APPLICATION – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	19/01816/P3JPA Yeovil College	Hellier Capital Holdings Ltd	3 Goldcroft Yeovil Somerset BA21 4DQ	Prior approval for the proposed change of use of offices to 9 No. residential flats.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01816/P3JPA">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01816/P3JPA</a>					

**10/018 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	19/01463/FUL West Coker	Somerset County Council	Seafire Park Bunford Lane Yeovil Somerset	Installation of underground infrastructure to serve iAero development, to include foul and surface water drainage, water main and telecoms duct.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01463/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01463/FUL</a>					



10/019 **TREE PRESERVATION ORDER - FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	19/01730/TPO Yeovil Westland	Mrs Wilson	Centre Manager 10 Ivel Square Yeovil BA20 1EY	Application to carry out works to trees as shown within the SSDC (YEOV 3) 2011 Tree Preservation Order, Confirmed 23.8.11	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01730/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01730/TPO</a>					

## 10/021 PLANNING DECISIONS

Change of Use from vacant office/ storage to 4 apartments on first and second floors.

1st And 2nd Floor 57-59 Middle Street Yeovil Somerset BA20 1LQ

Ref. No: **19/00656/FUL** | Received: Wed 06 Mar 2019 | Validated: Wed 06 Mar 2019 | Status: Approved

Crows nest and masts to form part of replacement Play Ship.

Yeovil Recreation Ground Chilton Grove Yeovil BA21 4AW

Ref. No: **19/00697/R3D** | Received: Fri 08 Mar 2019 | Validated: Mon 11 Mar 2019 | Status: Approved

The display of 1 no. internally illuminated fascia sign, 1 no. internally illuminated freestanding sign, 2 no. non-illuminated fascia signs, 1 no. non-illuminated freestanding sign, 3 no. non-illuminated freestanding directional sign and 8 no. non-illuminated signs.

B & Q Lysander Road Yeovil BA20 2BU

Ref. No: **19/00867/ADV** | Received: Tue 26 Mar 2019 | Validated: Mon 08 Apr 2019 | Status: Approved

Permanent removal of 1 no. ATM and infill aperture with new timber panel fitted in existing window frame (colour to match current dark grey).

9 High Street Yeovil BA20 1RN

Ref. No: **19/00934/LBC** | Received: Mon 01 Apr 2019 | Validated: Mon 01 Apr 2019 | Status: Approved

The display of 1 No. non-illuminated sign to cover redundant ATM

Natwest Bank 2 Hendford Yeovil BA20 1TN

Ref. No: **19/00974/ADV** | Received: Wed 03 Apr 2019 | Validated: Mon 15 Apr 2019 | Status: Approved

The change of use of premises from an estate agents (Use Class A2) to a tattoo studio (Sui Generis)

16B Hendford Yeovil BA20 1TE

Ref. No: **19/01034/COU** | Received: Tue 09 Apr 2019 | Validated: Tue 23 Apr 2019 | Status: Withdrawn

An extension to the front of the property to create a new bathroom and entrance porch.

95 Seaton Road Yeovil BA20 2AP

Ref. No: **19/01102/HOU** | Received: Sat 13 Apr 2019 | Validated: Mon 15 Apr 2019 | Status: Approved

The erection of a single storey rear extension to dwellinghouse.

5 Woodland Grove Yeovil BA20 1NZ

Ref. No: **19/01185/HOU** | Received: Wed 24 Apr 2019 | Validated: Wed 24 Apr 2019 | Status: Approved

Change of use of premises from a restaurant (Use Class A3) to a dental clinic (Use Class D1).

49 - 51 Princes Street Yeovil BA20 1EG

Ref. No: **19/01258/COU** | Received: Thu 02 May 2019 | Validated: Thu 02 May 2019 | Status: Approved

Application to carry out tree surgery works to No1 Beech tree included within Yeovil District Council Tree Preservation Order (YEOV 208) 1975

Land At Fusion Park West Hendford Yeovil Somerset

Ref. No: **19/01281/TPO** | Received: Tue 07 May 2019 | Validated: Tue 07 May 2019 | Status: Approved

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation