



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 16th December 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

09 December 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.

10/054 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/055 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.

10/056 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 11 November 2019.

10/057 PLANS LIST – FOR CONSIDERATION (Pages 2 to 7)

10/058 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION /INFORMATION (Page 8)

10/059 TREE PRESERVATION ORDER - FOR INFORMATION ONLY (Page 9)

10/060 CORRESPONDENCE

10/061 PLANNING DECISIONS (Pages 10 to 12)

PLANNING MEETING
MONDAY 16 December 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.

10/057 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/03143/FUL Yeovil Westland	Leonardo Marconi Westland Ltd	Building 166 Gkn Westland Helicopters Lysander Road Yeovil Somerset BA20 2AY	Demolition of existing building and the erection of a new warehouse and distribution centre.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03143/FUL					
2	19/03075/FUL Yeovil Westland	Mr William Morrison	Morrisons Lysander Road Yeovil BA20 2AU	Installation of Home shopping unit and compound and click and collect facility in existing supermarket car park.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03075/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	19/02948/ADV Yeovil Westland	Mr Andy Horwood	Tesco Stores Queensway Place Yeovil BA20 1DL	Display of internally illuminated LCD screen & 2No. flagpoles for the purposes of recharging electric vehicles within ground floor car park	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02948/ADV					
4	19/03003/FUL Yeovil Summerlands	Somerset Partnership NHS Foundation Trust	Summerlands Hospital Site Preston Road Yeovil BA20 2BX	Alterations and the erection of single storey extension to Rowan and Holly buildings.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03003/FUL					
5	19/02521/FUL Yeovil College	Westfield Academy	Westfield Academy Stiby Road Yeovil BA21 3EP	Erection of two storey and single storey extensions to sports building	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02521/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	19/02907/OUT Wyndham Hill	Mr Stephen Prockter	Land To The Rear Of 1-2 Penfield Villas Penfield Yeovil	Outline application for a pair of semi-detached dwellings and associated parking.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02907/OUT					
7	19/03155/HOU Yeovil Westland	Mr Duncan Day	96 West Coker Road Yeovil Somerset BA20 2JG	Erection of front porch, loft conversion with alterations to roof and inclusion of 3 no Velux windows to rear of dwellinghouse.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03155/HOU					
8	19/03339/HOU Abbey Manor South	Mr & Mrs Magdy Mahassed	68 White Mead Yeovil Somerset BA21 3RS	Erection of single storey rear extension.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03339/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9	19/03072/HOU Yeovil Summerlands	Mr And Mrs C Smith	243 Preston Road Yeovil Somerset BA20 2EY	Two storey extension to dwellinghouse.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03072/HOU				
10	19/02999/ADV Yeovil Westland	Mr Andy Malthouse	17-18 Bond Street Yeovil BA20 1PE	Display of 2 internally illuminated fascia signs (1 at the front and 1 at the rear of the premises), 1 internally illuminate projected hanging signs and 1 illuminated A1 poster back lit unit fixed internally.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/02999/ADV				
11	19/03150/HOU Yeovil Summerlands	Mr Thomas Weeks	87 Bell Chase Yeovil Somerset BA20 2FF	Erection of a conservatory to rear of dwellinghouse.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03150/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	19/03177/COU Yeovil Westland	Mr and Mrs P and C Giles	25 The Park Yeovil Somerset BA20 1DG	Change of use of the Samaritans Office/surgery to Offices (B1)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03177/COU					

10/058 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/03000/S73 West Coker	Abbey Manor Group Ltd	Bunford Park Land South Of The A3088 Western Relief Road Yeovil Somerset BA20 2HD	Application to vary conditions 6(foul drainage), 7(design masterplan), 8(Environmental Management Plan), 10(landscape),21(highway works), 25(cycleway/footpath), 26(mud on road), 27(cycle parking) and to delete conditions 12(surface water), 14 (flood resilience),24(highway works) and 30(cycle storage) of approval 07/05341/OUT	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03000/S73					

10/059 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/03227/TPO	Ms Esme Wakefired	Cooksons Court Cooksons Orchard Yeovil BA20 2FT	Application to carry out Tree Works to a group of Ash Trees as shown within the South Somerset District Council (YEOV 1) 2009 Tree Preservation Order confirmed 3 November 2009	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03227/TPO					

10/061 PLANNING DECISIONS

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.

William Dampier 97 Middle Street Yeovil BA20 1LN

Ref. No: **19/00684/FUL** | Received: Thu 07 Mar 2019 | Validated: Fri 08 Mar 2019 | Status: Approved

Change of Use from Samaritans office/surgery to Residential (C3)

The Samaritans 25 The Park Yeovil BA20 1DG

Ref. No: **19/01535/COU** | Received: Fri 31 May 2019 | Validated: Wed 07 Aug 2019 | Status: Approved

Display of 3No. illuminated fascia signs

1 - 3 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ

Ref. No: **19/01697/ADV** | Received: Mon 17 Jun 2019 | Validated: Wed 14 Aug 2019 | Status: Approved

Installation of two air conditioning condenser units in a security cage within the bin store area and three extract grilles.

1 - 3 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ

Ref. No: **19/01696/FUL** | Received: Mon 17 Jun 2019 | Validated: Wed 14 Aug 2019 | Status: Approved

Erection of flat roofed single story rear extension to dwellinghouse.

32 Westfield Crescent Yeovil BA21 3DF

Ref. No: **19/01855/HOU** | Received: Thu 04 Jul 2019 | Validated: Thu 01 Aug 2019 | Status: **Withdrawn**

Subdivision of Unit 4 and Change of use to Class A1 Bakery with external alterations including provision air conditioning units and outside seating area

1 - 3 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ

Ref. No: **19/02036/FUL** | Received: Mon 22 Jul 2019 | Validated: Mon 22 Jul 2019 | Status: Approved

The erection of a log cabin.

5 Long Close Brympton Yeovil BA21 3SE

Ref. No: **19/02399/HOU** | Received: Fri 30 Aug 2019 | Validated: Fri 13 Sep 2019 | Status: Approved

The erection of a porch.

42 Rustywell Park Yeovil BA20 2NA

Ref. No: **19/02408/FUL** | Received: Mon 02 Sep 2019 | Validated: Thu 19 Sep 2019 | Status: Approved

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

Yeovil Pen Mill Railway Station Sherborne Road Yeovil Somerset BA21 5DD

Ref. No: **19/02506/TPO** | Received: Tue 03 Sep 2019 | Validated: Tue 03 Sep 2019 | Status: Approved

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

79 West Coker Road Yeovil Somerset BA20 2JD

Ref. No: **19/02508/TPO** | Received: Tue 03 Sep 2019 | Validated: Tue 03 Sep 2019 | Status: Approved

Removal of existing freestanding 48 sheet advertising billboard and replacement with a freestanding 48 sheet advert to support a digital poster (D-poster).

Land Adjoining 43 South Street Yeovil Somerset BA20 1LX

Ref. No: **19/02494/ADV** | Received: Tue 10 Sep 2019 | Validated: Tue 10 Sep 2019 | Status: Approved

The erection of a large single garage.

Aldon Wain Dorchester Road Yeovil BA20 2RH

Ref. No: **19/02516/HOU** | Received: Wed 11 Sep 2019 | Validated: Wed 11 Sep 2019 | Status: Approved

Application to carry out tree surgery works to No. 1 Tree included within Tree Preservation Order South Somerset District Council (YEOV 2) 2003

Park House Mudford Road Yeovil BA21 4AF

Ref. No: **19/02583/TPO** | Received: Wed 18 Sep 2019 | Validated: Wed 18 Sep 2019 | Status: Approved

Alterations and the erection of a two storey rear extension to dwellinghouse.

8 Parish Mews Yeovil Somerset BA21 3AS

Ref. No: **19/02757/HOU** | Received: Tue 24 Sep 2019 | Validated: Fri 04 Oct 2019 | Status:

Refused

The erection of a single storey rear infill extension to form garden room.

Grovelands Residential Home 45 Grove Avenue Yeovil BA20 2BE

Ref. No: **19/02653/FUL** | Received: Wed 25 Sep 2019 | Validated: Wed 25 Sep 2019 | Status:

Approved

Loft conversion with erection of dormer windows

214 Preston Road Yeovil BA20 2EZ

Ref. No: **19/02715/HOU** | Received: Sun 29 Sep 2019 | Validated: Mon 30 Sep 2019 | Status:

Approved

Non material amendment to planning approval 18/00651/FUL to change materials of north east elevation of garden room and make larger and change the number of windows in the dormer to two windows.

70 Ilchester Road Yeovil BA21 3BL

Ref. No: **19/02939/NMA** | Received: Fri 25 Oct 2019 | Validated: Fri 25 Oct 2019 | Status:

Decided

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation