



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**

Please note change to usual day

The Date... **Wednesday 29 May 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

20 May 2019

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

To: All Members of the Planning Committee

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.

10/004 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/005 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.

10/006 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 8 April 2019.

10/007 AMENDED PLANS FOR CONSIDERATION (Page 3)

10/008 PLANS LIST (Pages 4 to 7)

10/009 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/ INFORMATION (Page 8)

10/010 TREE PRESERVATION ORDER - FOR INFORMATION ONLY (Page 9)

10/011 CORRESPONDENCE

10/012 PLANNING DECISIONS (Pages 10 to 12)

PLANNING MEETING
WEDNESDAY 29 May 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.

10/007 AMENDED PLANS - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	18/02750/FUL Yeovil Westland	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/forms/planning/planning-documents?ref_no=18/02750/FUL					
2	18/03972/OUT Yeovil Summerlands	Mr Brian Longman	Land Adj. To 11 Summerlands Yeovil BA21 3AL	Outline application for the erection of bungalow with landscaping reserved for later approval.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=18/03972/OUT					

10/008 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1.	19/00819/FUL Yeovil Lyde	Yarlington Housing Group And South Somerset District Council	Land Adj To 12 Welbeck Road Yeovil Somerset BA21 5PH	Demolition of 8 garages, erection of pair of semi detached dwellings and construction of 8 parking spaces	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00819/FUL					
2.	19/00936/OUT Yeovil Westland	Ms Claire Chapman	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection of a dwelling (Resubmission)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00936/OUT					
3.	19/00825/HOU Grove Avenue	Miss Leanne Gray	27 Carisbrooke Gardens Yeovil Somerset BA20 1BX	Raising of front garden to form private parking space. (Part retrospective).	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00825/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
4.	19/01102/HOU Yeovil Westland	Mr Paul Champion	95 Seaton Road Yeovil BA20 2AP	An extension to the front of the property to create a new bathroom and entrance porch.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01102/HOU					
5.	19/01034/COU Yeovil Westland	Mr Andy Potter	16B Hendford Yeovil BA20 1TE	The change of use of premises from an estate agents (Use Class A2) to a tattoo studio (Sui Generis)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01034/COU					
6.	19/00985/FUL Yeovil Westland	Mr Jordan Frost	29 Princes Street Yeovil BA20 1EG	The change of use from Estate Agency (Use Class A2) to a Cafe Bar (Use Class A3)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00985/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7.	19/01134/FUL Yeovil Westland	Mr Goldstein	First And Second Floors 8/10 Church Street Yeovil BA20 1HE	Application to carry out minor alterations to include amendments to windows on North-East elevation and internal courtyard, removal of bridge and formalise 2 No. rooflights (not included on previously approved plans).	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01134/FUL					
8.	19/00867/ADV Yeovil Westland	B&Q B&Q	B & Q Lysander Road Yeovil BA20 2BU	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00867/ADV					
9.	19/01185/HOU Yeovil Westland	Mr & Mrs Whatley	5 Woodland Grove Yeovil BA20 1NZ	The erection of a single storey rear extension to dwellinghouse.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01185/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
10.	19/00974/ADV Yeovil Westland	The Royal Bank of Scotland	Natwest Bank 2 Hendford Yeovil BA20 1TN	The display of 1 No. non-illuminated sign to cover redundant ATM	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00974/ADV				
11.	19/00934/LBC Yeovil Westland	Lloyds	9 High Street Yeovil BA20 1RN	Permanent removal of 1 no. ATM and infill aperture with new timber panel fitted in existing window frame (colour to match current dark grey).	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00934/LBC				
12.	19/00308/PAIA Yeovil Westland	Mr Mark Thomas	16 Wyndham Street Yeovil Somerset BA20 1JH	Notification for prior approval for the proposed change of use of former ground floor shop to a residential unit	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00308/PAIA				

10/009 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/00799/ADV Brympton	CDS Superstores International Ltd	Unit 1 Western Avenue Brympton Yeovil BA22 8YQ	Display of 1 no. internally illuminated fascia sign, 3 no. non-illuminated fascia signs and 2 no. freestanding signs.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00799/ADV					
2	19/00483/FUL Brympton	Pradera	Unit 7A Western Avenue Brympton Yeovil BA22 8YQ	External alterations to existing retail unit	Approved 15 May 2019
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/00483/FUL					

10/010 TREE PRESERVATION ORDER - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/01252/TPO Yeovil Westland	Ms T Heckford	Balidon House Balidon Place Yeovil Somerset BA20 2FX	Application to carry out tree surgery work to No 3 trees included within SSDC Tree Preservation Order (YEOV 10) 1996	Approved 13 May 2019
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01252/TPO					
2	19/01025/TPO Yeovil Westland	Mrs Louise Whitney	Beech House Dorchester Road Yeovil BA20 2RW	Application to carry out tree surgery works to No 2 Beech trees included within South Somerset Tree Preservation Order (YEOV 2) 2005	Approved 26 April 2019
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/01025/TPO					

10/012 PLANNING DECISIONS

Erection of single storey extension to front of property

18 Welbeck Road Yeovil BA21 5PH

Ref. No: **19/00066/HOU** | Validated: Tue 12 Feb 2019 | Status: **Approved**

The carrying out of external alterations to change existing front ground floor window into french doors.

Flat 1 159 Ilchester Road Yeovil BA21 3BQ

Ref. No: **19/00365/HOU** | Validated: Wed 27 Feb 2019 | Status: **Approved**

Alterations and the erection of a single storey front extension to dwellinghouse.

97 Seaton Road Yeovil BA20 2AP

Ref. No: **19/00429/HOU** | Validated: Thu 14 Feb 2019 | Status: **Approved**

The change of use of part of premises from Use Class B1 (business) to mixed B1 (business) and D1 (non-residential institution)

Park House 45 The Park Yeovil BA20 1DF

Ref. No: **19/00441/COU** | Validated: Thu 28 Feb 2019 | Status: **Refused**

Notification of intent to fell No 1 tree within a Conservation Area

The Knoll Nursing Home 33 Preston Road Yeovil Somerset BA21 3AE

Ref. No: **19/00537/TCA** | Validated: Mon 18 Feb 2019 | Status: **Decided**

Demolition of Existing Garage. Erection of Larger Footprint Garage in Same Location. Erection of Porch to Front of Property- partially retrospective.

19 Mitchelmore Road Yeovil BA21 4BA

Ref. No: **19/00520/HOU** | Validated: Mon 25 Feb 2019 | Status: **Approved**

The display of 1 No. internally illuminated freestanding boundary sign, 2 No. internally illuminated fascia signs, and 2 No. non illuminated vinyl signs.

Aldi Olds Motor Group Sherborne Road Yeovil BA21 4HA

Ref. No: **19/00533/ADV** | Validated: Tue 26 Feb 2019 | Status: **Approved**

Application to carry out works to 1 No. Cooper Beech as shown within SSDC (YEOV 2) 2018 Tree Preservation Order, Confirmed 22.1.19

97 West Hendford Yeovil Somerset BA20 1XN

Ref. No: **19/00649/TPO** | Validated: Tue 26 Feb 2019 | Status: Approved

Installation of up and over doors to existing 2 no. car ports.

24 Northbrook Road Yeovil Somerset BA21 5RQ

Ref. No: **19/00576/FUL** | Validated: Tue 19 Mar 2019 | Status: Approved

The erection of 2 No. semi-detached dwellinghouses.

20 Highfield Road Yeovil BA21 4RP

Ref. No: **19/00602/FUL** | Validated: Mon 04 Mar 2019 | Status: **Refused**

Erection of a two storey side extension.

37 Lower Ream Yeovil BA21 3SB

Ref. No: **19/00621/HOU** | Validated: Mon 04 Mar 2019 | Status: Approved

The erection of a two storey side extension to dwellinghouse.

47 Yew Tree Close Yeovil BA20 2PB

Ref. No: **19/00664/HOU** | Validated: Thu 07 Mar 2019 | Status: **Approved**

Fenestration alterations to remove existing business signage, raise the height of the windows, move the position of the door, install new windows and doors and paint the facade dark grey.

2 Westminster Street Yeovil BA20 1AE

Ref. No: **19/00727/FUL** | Validated: Wed 13 Mar 2019 | Status: Approved

Application to carry out tree works within a conservation area

21 The Park Yeovil BA20 1DG

Ref. No: **19/00843/TCA** | Validated: Tue 09 Apr 2019 | Status: Decided

Application for an non-material amendment to planning approval 18/02462/FUL to amend 6No. windows from angled projecting windows to Juliet window types on north east elevation

Key Worker Accommodation Goldcroft Yeovil Somerset BA21 4DQ

Ref. No: **19/00906/NMA** | Validated: Thu 28 Mar 2019 | Status: Decided

Application to carry out tree surgery works to No 2 Beech trees included within South Somerset Tree Preservation Order (YEOV 2) 2005

Beech House Dorchester Road Yeovil BA20 2RW

Ref. No: **19/01025/TPO** | Validated: Tue 09 Apr 2019 | Status: Approved

Application to carry out tree surgery work to No 3 trees included within SSDC Tree Preservation Order (YEOV 10) 1996

Balidon House Balidon Place Yeovil Somerset BA20 2FX

Ref. No: **19/01252/TPO** | Validated: Mon 29 Apr 2019 | Status: Approved

Post Box Installation

Land At The Triangle Middle Street Yeovil Somerset BA20 1LQ

Ref. No: **19/01299/OSUC** | Validated: Wed 01 May 2019 | Status: Unknown

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation