



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 11 April 2016**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



Amanda Card
Town Clerk

5 April 2016

Please contact Sally Freemantle at the Town House for more information about this meeting

To: All Members of the Planning and Licensing Committee

Pauline Lock (Chairman)

Kris Castle

Phil Chandler

Tristan Cobb

Joe Conway

Gail Freeman-Bell

Kaysar Hussain

Andrew Kendall

Terry Ledlie

Mike Lock (Ex-officio)

Tony Lock

Sarah Lowery

Graham Oakes (Vice Chairman)

Evie Potts-Jones

Wes Read

Manny Roper

Darren Shutler (Ex-officio)

Alan Smith

Rob Stickland

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.

9/105 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/106 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.

9/107 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 March 2016.

9/108 NEW AGENDA

To consider the new-style Planning Committee agenda.

9/109 PLANS LIST (Pages 4 to 9)

9/110 NEIGHBOURING PARISH COUNCIL CONSULTATIONS (Page 10)

9/111 CORRESPONDENCE (Page 11)

9/112 PLANNING DECISIONS (Pages 12 to 15)

9/113 FEEDBACK FORM

A feedback form is attached to the agenda for Members to complete and hand to the Deputy Town Clerk after the meeting. (Page 16)

PLANNING MEETING
MONDAY 11 April 2016

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.

PLANS LIST – FOR CONSIDERATION

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/00287/FUL Central Ward	Premier Livestock Auctions	Yeovil Cattle Market Market Street Yeovil Somerset BA20 1HS	Demolition of buildings/structures and the change of use of land for a temporary car park (GR 355761/116242)	Simon Fox
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600287FUL					
2	16/00936/FUL Central Ward	Greene King PLC	Coopers Mill Brunswick Street Yeovil Somerset BA20 1QZ	The formation of an external play area	Jacqui Churchill
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600936FUL					
3	16/00755/FUL Milford Ward	South West One	Yeovil Centre Dampier Street Yeovil Somerset BA21 4EN	The installation of replacement windows and erection of boundary railings to south and east	Jane Green
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600755FUL					

4	16/01190/FUL Central Ward	JAF (Yeovil) Ltd	Land Adjoining 3 Everton Road Yeovil Somerset BA20 1UF	The erection of a terrace of 3 No. dwellings with associated car parking (Revised application)	Mrs Jennie Roberts
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601190FUL					
5	16/00953/FUL East Ward	Knightstone Housing Association	2 Fairway View Yeovil Somerset BA21 5AD	The installation of 3 No. replacement windows and front door	Jacqui Churchill
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600953FUL					
6	16/01284/FUL South Ward	Mr Max Punni	48 West Coker Road Yeovil Somerset BA20 2JA	The erection of a pharmacy (Revised application)	Andrew Collins
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601284FUL					

7	16/00702/FUL Park Ward	Minster Architecture	19 West Park Yeovil Somerset BA20 1DE	Demolish an existing garage and erection a two storey side extension and new single storey garage, including additional hardstanding for parking (revised application)	Jane Green
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600702FUL				
8	16/01000/FUL Central Ward	Westbound Ltd	11 High Street Yeovil Somerset BA20 1RG	The carrying out of internal and external alterations including new shop front and replacement side window	Jane Green
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601000FUL				
9	16/00895/LBC Central Ward	Mr David Batten	Batten And Co Stores Church House Church Street Yeovil Somerset	The carrying out of structural repairs to building	Jacqui Churchill
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600895LBC				

10	16/01237/FUL Central Ward	Mr C Slade	Land At Corner Of St Nicholas Close Yeovil Somerset BA20 1SF	The erection of 1 No. detached dwelling	Andrew Collins
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601237FUL				
11	16/00661/FUL East Ward	UK Storage Company (SW) Ltd	94 Lyde Road Yeovil Somerset BA21 5DP	Alterations, part demolition, extension and the change of use of premises from Use Class B2 (Manufacturing) to Use Class B8 (Storage)	Simon Fox
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600661FUL				
12	16/00805/FUL Preston Ward	Deloitte	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The construction of a canopy for home shopping van loading canopy	Andrew Collins
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600805FUL				
13	16/01007/FUL South Ward	Mr & Mrs J & S Groves	11 Hillgrove Avenue Yeovil Somerset BA20 2LP	The erection of a two storey side and rear extension to dwellinghouse (revised application)	Jane Green
	SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601007FUL				

14	16/01336/FUL South Ward	Mr & Mrs M Cormack	23 Richmond Road Yeovil Somerset BA20 1BA	The erection of a two storey side and single storey rear extensions to dwellinghouse and the demolition of existing single garage	Jacqui Churchill
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601336FUL					
15	16/01338/FUL South Ward	Mrs Pauline Hazel Hallett	66 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Jane Green
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601338FUL					
16	16/01339/FUL Hollands Ward	Mr & Mrs M Axe	47 Chilton Grove Yeovil Somerset BA21 4AW	The erection of a two storey side and single storey rear extensions to dwellinghouse, demolition of existing rear conservatory, WC and garage	Jane Green
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601339FUL					

17	16/00389/FUL New Town	Yeovil Islamic Association	79 Sherborne Road Yeovil Somerset BA21 4HE	Conversion of existing offices to four one bedroom apartments & external alterations to the facade of the approved Mosque	Andrew Collins
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600389FUL					
18	16/00417/FUL West Ward	Westfield Academy	Westfield Academy Stiby Road Yeovil Somerset BA21 3EP	The erection of 'Airdome' sports building (GR 354351/116952)	Andrew Collins
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1600417FUL					

NEIGHBOURING PARISH COUNCIL CONSULTATIONS – FOR CONSIDERATION

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/01185/REM West Coker	Abbey Manor Group Ltd	Land at Bunford Park South of the A3088 Western Relief Road Yeovil Somerset	Approval of reserved matters for the formation of road access and the development of land for B1 (office) and industrial use buildings pursuant to outline approval 07/05341/OUT	Dave Norris
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601185REM					
2	16/01217/FUL West Coker	Eagle Investments Ltd	SMV Commercials Brympton Way Lynx West Trading Estate Yeovil Somerset BA20 2HP	The erection of a new industrial building and the change of use of land at rear to additional overflow car parking	Mrs Jennie Roberts
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=1601217FUL					

9/111 CORRESPONDENCE – FOR INFORMATION ONLY

	Application No	Applicant	Site Address	Proposal	SSDC Case Officer
1	APPEAL 15/03862/FUL	Mr B Oozageer	83 Hendford Hill Yeovil Somerset BA20 2RE	Alterations and the change of use of property to a larger House of Multiple Occupation (HMO) (sui generis use) (GR 355165/115265)	Andrew Collins
SSDC website link: http://www.southsomerset.gov.uk/planningdetails/?id=15/03862FUL					

TREE PRESERVATION ORDER – FOR INFORMATION ONLY

SOUTH SOMERSET DISTRICT (YEOVIL NO.1) TREE PRESERVATION ORDER 2016

To note that confirmation of a Tree Preservation Order had been issued to cover several trees in the St Andrews Road / Preston Road area of Yeovil has been received. Minute Ref 9/94 refers.

TREE PRESERVATION ORDER – FOR INFORMATION ONLY

SOUTH SOMERSET DISTRICT (YEOVIL NO.2) TREE PRESERVATION ORDER 2016

To note that confirmation of a Tree Preservation Order had been issued to cover several trees at Preston Park House, Preston Road, Yeovil has been received. Minute Ref 9/95 refers.

9/112 PLANNING DECISIONS

- 15/05613/FUL The erection of a single storey rear infill extension at 50 The Avenue, Yeovil Somerset
Applicant Mrs Rachel Crowe
- APPROVED** subject to conditions
- 16/00146/FUL The erection of a two storey side extension to dwellinghouse and the provision of an additional parking space at front of dwelling at 10 White Mead Yeovil Somerset BA21 3RX
Applicant Mr and Mrs W D Pitman
- APPROVED** subject to conditions
- 16/00061/LBC The carrying out of external alterations for the display of 1 No. externally illuminated fascia sign at 48 Princes Street, Yeovil BA20 1EQ
Applicant Prime Burger Company Ltd
- APPROVED** subject to conditions
- 15/05205/ADV The display of 2 No. non illuminated wall mounted signs and 2 No. non illuminated post mounted signs at 30 The Park Yeovil Somerset BA20 1DX
Applicant The Park School
- REFUSAL** signs 2 and 3
APPROVAL signs 1 and 4
- 16/00046/COU The change of use of premises from a residential care home to a single dwelling at 23 Grove Avenue Yeovil Somerset BA20 2BD
Applicant Mr K Lambert
- APPROVED** subject to conditions
- 16/00193/COU The change of use of premises from a headteachers house (Use Class C3) to a nursery (Use Class D1) at 30 The Park Yeovil Somerset BA20 1DX
Applicant The Park School
- APPROVED** subject to conditions
- 15/05628/ADV The display of 1 No. externally illuminated fascia sign at 48 Princes Street Yeovil Somerset BA20 1EQ
Applicant Prime Burger Company Ltd
- APPROVED** subject to conditions
- 15/05385/FUL The demolition of an existing double garage and the erection of a two storey extension with internal double garage at 14 Lower Turners Barn Lane Yeovil Somerset BA20 2JH

Applicant Mrs Helen Southern

APPROVED subject to conditions

16/00077/FUL The extension of car park, formation of retaining walls, landscaping and engineering works at First Steps Nursery 148 Hendford Hill Yeovil Somerset BA20 2RG
Applicant Mrs H Norris

REFUSAL

16/00106/FUL The erection of a gantry to rear of building at Old Sarum House 49-51 Princes Street Yeovil Somerset BA20 1EG
Applicant Prezzo Plc

APPROVED subject to conditions

15/05410/FUL Alterations and the subdivision of existing bowling alley to create restaurant Unit with associated outdoor seating area, and new landscaping in public open realm at Bowlplex Yeo Leisure Park Old Station Way Yeovil Somerset BA20 1NP
Applicant Legal and General Fund Trustee Ltd and Legal and General

APPROVED subject to conditions

16/00031/FUL The erection of a single storey link extension and ancillary works at Sherborne House 131 Sherborne Road Yeovil Somerset BA21 4HF
Applicant Altogether Care LLP

APPROVED subject to conditions

16/00302/FUL The installation of 9 No. replacement windows to front and south side of dwellinghouse at 39 Grove Avenue Yeovil Somerset BA20 2BE
Applicant Mrs L Thomas

APPROVED subject to conditions

16/00401/FUL The erection of a two storey and single storey rear extensions to dwellinghouse at 29 Higher Kingston Yeovil Somerset BA21 4AS
Applicant Mr John Horrocks

APPROVED subject to conditions

16/00397/FUL The erection of a single storey rear extension to dwellinghouse at 31 Higher Kingston Yeovil Somerset BA21 4AS
Applicant Miss Sophie Pierre

APPROVED subject to conditions

16/00325/FUL The installation of a 10,000 litre fuel tank with associated works at Somerset Fire Brigade Reckleford Yeovil Somerset BA20 1JF
Applicant The Premier Group

APPROVED subject to conditions

16/00555/ADV The display of 3 No. internally illuminated fascia signs, 1 No. internally illuminated projecting sign, 1 No. vinyl graphic applied internally to glazing and 6 No. non illuminated 'collect by car' signs at Marks and Spencer 5 Middle Street Yeovil Somerset BA20 1LE
Applicant Marks & Spencer PLC

APPROVED subject to conditions

16/00255/FUL The installation of replacement windows at Glovers Court Seaton Road Yeovil Somerset BA20 2AT
Applicant Knightstone Housing Association

APPROVED subject to conditions

16/00197/FUL The use of land to create 7 No. fenced and gated storage areas at Land Rear Of 1 To 6 Oxford Road Pen Mill Trading Estate Yeovil Somerset
Applicant Dyer Metal Mesh Ltd

Application withdrawn

16/00007/ADV The display of a non-illuminated free standing "V" sign at Whitehouse 114 Hendford Hill Yeovil Somerset BA20 2RF
Applicant Transolva Ltd

APPROVED subject to conditions

16/00710/FUL The erection of a single storey extension to dwelling at 13 Chestnut Drive Yeovil Somerset BA20 2NL
Applicant Mr G J Witcombe and Miss J Knapman

APPROVED subject to conditions

16/00278/FUL The installation of 11 No. replacement windows and front door at 32 Grove Avenue Yeovil Somerset BA20 2BB
Applicant Mr C Daly

APPROVED subject to conditions

16/00275/FUL Alterations and the erection of a two storey side extension including integral garage at 52 Plantagenet Chase Yeovil Somerset BA20 2PR
Applicant Mr Christopher Lake

APPROVED subject to conditions

15/04793/FUL The erection 3 No. bungalows at Land At Westfield Academy Freedom Avenue Yeovil Somerset BA21 3EP
Applicant PD Land and Yarlington Housing Group

APPROVED subject to conditions

15/05753/FUL The erection of a replacement garage at 143 Preston Grove Yeovil Somerset BA20 2BD
Applicant Mr George Crate

APPROVED subject to conditions

16/00711/LBC The insertion of 2 No. conversation rooflights on east elevation of offices at The Abbey Preston Road Yeovil Somerset BA20 2EZ
Applicant Abbey Manor Group Ltd

APPROVED subject to conditions

16/00114/FUL The installation of replacement windows on the north, south and east elevations of building at Telford House Clarence Street Yeovil Somerset BA20 1DA
Applicant Portor Dodson Solicitors

APPROVED subject to conditions

16/00520/FUL The erection of a car port at 82 Preston Road Yeovil Somerset BA20 2DX
Applicant Mr Collins

REFUSED

15/04945/FUL The erection of a new food store with ancillary car parking at Former Ashley's Of Yeovil West Hendford Yeovil Somerset BA20 2AJ
Applicant LIDL UK

APPROVED subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

9/113 FEEDBACK FORM

New - Style Agenda Feedback Form

Please can we have your constructive comments on the following elements:

1. Overall format and content

2. Plans List

3. Presentation

Name: