



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 12 December 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

05 December 2016

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

To: All Members of the Planning Committee

Pauline Lock (Chairman)

Florin Boieangiu

David Byrne

Kris Castle

Phil Chandler

Tristan Cobb

Joe Conway

Gail Freeman-Bell

Kaysar Hussain

Terry Ledlie

Mike Lock

Tony Lock

Sarah Lowery

Graham Oakes (Vice-Chairman)

Evie Potts-Jones

Faye Purbrick

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.

9/179 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/180 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.

9/181 MINUTES

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

9/182 PLANS LIST (Pages 3 to 8)

9/183 WESTLAND SPORTS CENTRE APPLICATIONS – FOR INFORMATION ONLY

To note the Westland Sports Centre Applications at page 9.

9/184 NEIGHBOURING PARISH COUNCIL CONSULTATIONS (Page 10)

9/185 CORRESPONDENCE

To consider a verbal update by the Deputy Town Clerk regarding correspondence received.

9/186 PLANNING DECISIONS (Pages 11 to 12)

PLANNING MEETING
MONDAY 12 December 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	Notes
1	16/04782/S73 Park	The Knoll Care Home Ltd	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Application to amend condition 2(approved plans) of decision 16/00683/FUL (external alterations)	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1604782S73						
2	16/04792/FUL Park	Ghuman	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Demolition of existing garage/store building and erection of new laundry / store building	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1604792FUL						
3	16/04833/FUL South	Mr B Randall	100-104 West Coker Road Yeovil BA20 2JG	The proposed erection of a cattery and retention of existing HMO (Use Class C3) comprising 12 bedsits, residential (Use Class C3) and bed and breakfast already permitted	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1604833FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	16/04826/FUL Central	Bamfords Ltd	40-42 Hendford Yeovil BA20 1UW	Alternations, extension and the conversion of premises to form 5 No. residential units with car parking	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1604826FUL						
5	16/04704/S73 Milford	Mrs T Rees	59 Grass Royal Yeovil Somerset BA21 4JS	Application to vary planning conditions 3 (hours of operation), 4 (number of dogs) and 7 (to remain ancillary) of approval 09/00904/FUL	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604704S73						
6	16/04997/FUL Preston	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The erection of a car park barrier and bollards (Retrospective)	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1604997FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	16/04985/FUL Hollands	Mrs N J Wardell	53 Mudford Road Yeovil Somerset BA21 4AE	The erection of a single storey annexe extension to rear of dwellinghouse	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604985FUL						
8	16/04273/FUL East	Mr Jason Eavis	32 Meadow Road Yeovil BA21 5PA	The creation of a vehicular hardstanding and erection of a wall	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1604273FUL						
9	16/04975/FUL Preston	Mr Dominic Pomeroy	Teasel Cottage 195-197 Preston Road Yeovil BA20 2EG	The erection of a replacement single storey rear extension and single storey side garage replacement extension	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1604975FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	16/04894/LBC Preston	Mr And Mrs J Brown	225 Preston Road Yeovil Somerset BA20 2EW	The carrying out of internal and external alterations including the removal of pier in kitchen/family room and formation of new external door (Part Implemented/Revised application)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604894LBC						
11	16/04714/ADV East	One Stop Stores	Rosebery Stores 69 Rosebery Avenue Yeovil BA21 5LQ	The display of 1 No. externally illuminated fascia sign, 1 No. internally illuminated projecting sign, 3 No. non illuminated fascia signs and 2 No. window graphics (Implemented)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604714ADV						
12	16/04950/ADV Central	Hsbc Holdings Plc	Hsbc Bank 1 Middle Street Yeovil Somerset BA20 1LR	The display of 3 No. externally illuminated fascia signs, 3 No. externally illuminated projecting signs and 3 No. non illuminated nameplates	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604950ADV						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	16/04895/ADV West	Co-operative Food	Co Operative Store 72 Stiby Road Yeovil Somerset BA21 3EG	The display of 1 No. internally illuminated fascia sign, 1 No. internally illuminated projecting sign, 1 No. internally illuminated logo sign and 4 No. non illuminated signs	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604895ADV						

WESTLAND SPORTS CENTRE APPLICATIONS – FOR INFORMATION ONLY

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/05071/FUL Preston	South Somerset District Council	Westland Sports Club House Westbourne Close Yeovil Somerset BA20 2DD	External alterations and the erection of a single storey side extension and front entrance canopy and additional car parking (Part retrospective)	Andrew Collins	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605071FUL					
2	16/05160/ADV Preston	South Somerset District Council	Westland Sports Centre Westbourne Close Yeovil Somerset BA20 2DD	The display of 3 No. externally illuminated fascia signs	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1605160ADV					

9/184 **NEIGHBOURING PARISH COUNCIL CONSULTATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/03098/FUL Yeovil Without	Mr Michael Winfield	1 Bucklers Mead Road Yeovil Somerset BA21 5RA	The erection of a two storey rear extension to dwellinghouse and detached outbuilding	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1603098FUL						
2	16/04868/FUL Brympton	Aaron Purnell	165 Larkhill Road Yeovil Somerset BA21 3HW	The formation of a vehicular access and hardstanding (Revised application)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1604868FUL						

9/186 **PLANNING DECISIONS**

- 16/03791/FUL The siting of a containerised energy system storage facility with security lighting and CCTV columns and security fencing at 33 Oxford Road Pen Mill Trading Estate Yeovil
Applicant RES Ltd
APPROVAL subject to conditions
- 16/03953/FUL Alterations and the erection of a two storey rear extension to dwellinghouse at 24 St Andrews Road Yeovil BA20 2DE
Applicant Dr A & Mrs O Olamosu
APPROVAL subject to conditions
- 16/03994/FUL The erection of a rear conservatory and fencing at 19 Westfield Avenue Yeovil Somerset BA21 3DG
Applicant Mr Paul Baldwin
APPROVAL subject to conditions
- 16/04189/FUL Alterations to the roof and the formation of two new dormer windows at 7 Cambridge Close Yeovil BA20 2DJ
Applicant Mrs Clooney
APPROVAL subject to conditions
- 16/04230/ADV The display of 2 No. internally illuminated fascia signs at 94 Lyde Road Yeovil Somerset BA21 5DS
Applicant UK Storage Company (SW) Ltd
APPROVAL subject to conditions
- 16/04400/FUL The erection of a replacement front porch, a side facing rooflight and a single storey rear extension to dwellinghouse and side facing roof light
Applicant 15 Mitchelmore Road Yeovil Somerset BA21 4BA
APPROVAL subject to conditions

16/04428/S73 Application to vary conditions 3 (positioning of plant) and 10 (alterations to fenced compound) of planning approval 15/00228/FUL at The Co Operative Group Food Ltd, 176 St Michaels Avenue Yeovil Somerset BA21 4LX
Applicant The Co-Op Group

APPROVAL subject to conditions

16/04520/FUL Demolition of existing single storey side and rear extensions and the erection of two storey side extension and single storey rear extension to dwellinghouse at 141 Ilchester Road Yeovil BA21 3BG
Applicant Mr & Mrs David Neate Stidson

APPROVAL subject to conditions

16/04544/FUL The erection of a single storey rear extension to dwellinghouse at 130 Larkhill Road Yeovil Somerset BA21 3HN
Applicant Miss Lisa Moreton

APPROVAL subject to conditions

16/04577/TPO Application to carry out tree surgery works to a Maple tree known as T.41 in the South Somerset District Council Tree Preservation Order 1993 at 14 College Green Yeovil BA21 4JU
Applicant Mr Martin Henbest

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.