



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 13 June 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

06 June 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	

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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.

9/129 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/130 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.

9/131 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 16 May 2016.

9/132 PLANS LIST (Pages 2 to 7)

9/133 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 8)

9/134 SCHEME OF DELEGATION (Page 9)

9/135 PLANNING DECISIONS (Pages 10 to 11)

PLANNING MEETING
MONDAY 13 June 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.

9/132 **PLANS LIST – FOR CONSIDERATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/02105/FUL Central	Mr John Bishop	24 Hendford Yeovil Somerset BA20 1TG	The erection of a new B1 office with associated facilities and parking	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1602105FUL						
2	16/02213/ADV South	Lidl	Lidl West Hendford Yeovil Somerset BA20 2AJ	The display of 1 No. 7.5m internally illuminated Totem sign at store entrance	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602213ADV						
3	16/02214/ADV South	Lidl	Lidl West Hendford Yeovil Somerset BA20 2AJ	The display of 1 No. 7.5m internally illuminated Totem sign	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602214ADV						
4	16/02215/ADV South	Lidl	Lidl West Hendford Yeovil Somerset BA20 2AJ	The display of 2 No. internally illuminated Lidl bubble fascia signs	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602215ADV						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	16/01963/FUL South	Mr James Smith	135 Plantagenet Chase Yeovil Somerset BA20 2PR	The erection of fencing to west of dwelling to enclose garden	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1601963FUL						
6	16/01964/FUL Central	Mr Paul Hamblin	1 Goldcroft Yeovil Somerset BA21 4DX	The erection of an additional floor to existing building to form 1 No. additional apartment	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1601964FUL						
7	16/01794/FUL Central	Boots Opticians	Yeovil District Hospital (Boiler Room Site) Higher Kingston Yeovil BA21 4AT	The change of use of land for the siting of 2 No. Boots optical units with ramp	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1601794FUL						
8	16/01795/ADV Central	Boots Opticians	Yeovil District Hospital (Boiler Room Site) Higher Kingston Yeovil BA21 4AT	The display of 6 No. non illuminated vinyl signs on 2 No. mobile Boots optical units	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1601795ADV						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	16/02275/FUL South	Mr And Mrs M Deegan	39 Richmond Road Yeovil Somerset BA20 1BA	The erection of a first floor side extension to dwellinghouse	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602275FUL						
10	16/02170/S73A Central	South Somerset District Council	80 South Street Yeovil Somerset BA20 1QH	Application to vary planning condition 2 (approved plans) of approval 15/04794/R3D to alter the internal layout of flat 2 and change the roof covering of rear lean-to	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1602170S73A						
11	16/02139/FUL West	Mrs S Lane	58 Springfield Road Yeovil Somerset BA21 3NJ	The erection of a single storey rear/part side extension to dwellinghouse	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1602139FUL						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
12	16/02288/FUL Milford	Mr Kelvin Butcher	12 Fielding Road Yeovil Somerset BA21 4RG	The carrying out of operations to raise the ground level to provide a hardstanding (Retrospective)	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1602288FUL						
13	16/02006/FUL Hollands	Yeovil College	Yeovil College Mudford Road Yeovil BA21 4DR	The erection of a new single storey workshop building and a single storey extension to the Da Vinci restaurant and associated parking	Mrs Jennie Roberts	
http://www.southsomerset.gov.uk/planningdetails/?id=1602006FUL						
14	16/00642/FUL New Town	Mr Gary Britton	94 - 98 Sherborne Road Yeovil Somerset BA21 4HN	Amended Plans: The erection of 2 dwellings with associated access and parking (GR 356369/116250)	Mrs Jennie Roberts	
http://www.southsomerset.gov.uk/planningdetails/?id=1600642FUL						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
15	16/00287/FUL Central Ward	Premier Livestock Auctions	Yeovil Cattle Market Market Street Yeovil Somerset BA20 1HS	Amended Plans: Demolition of buildings/structures and the change of use of land for a temporary car park (GR 355761/116242)	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1600287FUL						

9/133 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/02286/TPO	Mrs Dyer	66 Southway Drive Yeovil Somerset BA21 3ED	Application to carry out tree surgery works to 2 No. Oak trees known as T.8 and T.9 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 1992	Phillip Poulton
http://www.southsomerset.gov.uk/planningdetails/?id=1602286TPO					

16/01351/REM - 22 Ashford Grove, Yeovil

Occasionally South Somerset District Council (SSDC), as the Local Planning Authority, will request the views of the Town Council in respect of a planning application before a Planning Committee has been convened, in order for the eight week deadline imposed on most planning applications to be met. Under the Town Council's Scheme of Delegation, 'Urgent business' (para. 4), and paragraph 51 of Standing Orders, the Town Clerk is able to consult with the Chairman of the Committee, the Mayor, and a representative of the Opposition Group in order to protect the interests of, or advance the business of the Town Council. This allows comments on planning applications to be provided to SSDC in advance of a Planning Committee, and then reported to the next appropriate meeting. In respect of planning application consultations, the relevant Ward Member(s) is/are also consulted.

The Town Council was asked for comments on application 16/01351/REM at 22 Ashford Grove in advance of the 16 May 2016 Planning Committee. This is the 'reserved matters' application for the outline permission 15/05553/OUT granted in February 2016. The Chair, Mayor, Ward Members and a representative of the Opposition Group were consulted, and the following comments provided to SSDC:

"As far as I can see the reserved matters relate only to parking and this application seems to address this. I do however, have some sympathy for the neighbour who is concerned he will be overlooked.

On the basis of the reserved matters only I can see no reason why this application should not be approved. However, I would have been mindful of his objection had we received this prior to the January meeting when we discussed the initial application (his letter of objection was sent 24th April). The planning committee often discusses the need to avoid overlooking neighbouring properties and we have requested, for example that rooflights be used rather than windows in a vertical wall, to avoid this scenario. Although I don't believe this would be a suitable alternative given the nature of the proposed houses I would ask that the planning committee does give consideration to the neighbour's comments."

One Member declared an interest, and one reserved his opinion as he is also a District Councillor.

The Committee is **RECOMMENDED** to note the report.

(Helen Ferdinand, Deputy Town Clerk – 01935 382424)

9/135 PLANNING DECISIONS

- 15/05250/FUL The erection of decking and timber canopy (Retrospective) at 52 Springfield Road Yeovil Somerset BA21 3NJ
Applicant Mrs J Mironska
- APPROVAL** subject to conditions
- 16/00605/FUL The erection of a new dwelling at 142 Milford Road Yeovil Somerset BA21 4QL
Applicant Mr Jason Rodber
- APPROVAL** subject to conditions
- 16/00661/FUL Alterations, part demolition, extension and the change of use of premises from Use Class B2 (Manufacturing) to Use Class B8 (Storage) at 94 Lyde Road Yeovil Somerset BA21 5DP
Applicant UK Storage Company (SW) Ltd
- APPROVAL** subject to conditions
- 16/01226/FUL Change of Use of former public house to form a veterinary surgery to the ground floor and two residential flats to the first floor at 142 Preston Road Yeovil Somerset BA20 2EE
Applicant Newton Clarke Veterinary Partnership
- APPROVAL** subject to conditions
- 16/01237/FUL The erection of 1 No. detached dwelling at Land at Corner of St Nicholas Close Yeovil Somerset BA20 1SF
Applicant Mr C Slade
- WITHDRAWN**
- 16/01336/FUL The erection of a two storey side and single storey rear extensions to dwellinghouse and the demolition of existing single garage at 23 Richmond Road Yeovil Somerset BA20 1BA
Applicant Mr and Mrs M Cormack
- APPROVAL** subject to conditions
- 16/01339/FUL The erection of a two storey side and single storey rear extensions to dwellinghouse, demolition of existing rear conservatory, WC and garage at 47 Chilton Grove Yeovil Somerset BA21 4AW
Applicant Mr and Mrs M Axe
- APPROVAL** subject to conditions

- 16/01351/REM Reserved Matters application for the erection of 2 No. dwellings at 22 Ashford Grove Yeovil Somerset BA21 4PQ
Applicant Bunny Construction Ltd
- APPROVAL** subject to conditions
- 16/01398/FUL The installation of a new air handling unit and external supply and extract ductwork (Part retrospective) at Yeovil District Hospital Higher Kingston Yeovil Somerset BA21 4AT
Applicant Yeovil District Hospital
- APPROVAL** subject to conditions
- 16/01545/R3C Erection of a modular building to provide 2 classrooms at Huish Primary School Carisbrooke Gardens Yeovil Somerset BA20 1AY
Applicant Somerset County Council
- APPROVAL** subject to conditions
- 16/01574/FUL The erection of a conservatory to the rear of dwellinghouse at 4 Ferndale Gardens Yeovil Somerset BA21 3HU
Applicant Mr Nigel King
- APPROVAL** subject to conditions
- 16/01588/FUL The erection of a single storey side extension to dwellinghouse at 92 Lime Tree Avenue Yeovil Somerset BA20 2PT
Applicant Mr James Crompton
- WITHDRAWN**

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.