



# Yeovil Town Council

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# Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 14 November 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

07 November 2016

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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](http://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.

### **9/170 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/171 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.

### **9/172 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 17 October 2016.

### **9/173 PLANS LIST** (Pages 3 to 8)

### **9/174 TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

To note the Tree Preservation Order application at 14 College Green, Yeovil, Somerset BA21 4JU at page 9.

**9/175 CORRESPONDENCE**

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

**9/176 ACTION PLAN – PLANNING PRIORITIES**

To consider the report by the Town Clerk attached at pages 10 to 11.

**9/177 PLANNING DECISIONS (Pages 12 to 13)**

**9/178 FEEDBACK REPORT ON PLANNING COMMITTEE CHANGES**

To consider the report by the Deputy Town Clerk attached at pages 14 to 15.

**PLANNING MEETING**  
**MONDAY 14 November 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.

9/173 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/04599/FUL South	Mr Brian Rogers	24 Sandhurst Road Yeovil Somerset BA20 2LE	The erection of a detached dwelling and garage	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604599FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604599FUL</a>						
2	16/04494/COU Central	Porter Dodson	4 Church Street Yeovil Somerset BA20 1HE	The change of use of premises from offices (Use Class B1) to a dwelling (Use Class C3)	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604494COU">http://www.southsomerset.gov.uk/planningdetails/?id=1604494COU</a>						
3	16/04661/FUL Newtown	Acorn Developments SW Ltd	3 Newton Road Yeovil BA20 1NF	Change of use, conversion and extension of former creamery building to form 83 new flats, provision of parking and retention of 14 existing flats.	Simon Fox	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604661FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604661FUL</a>						

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	16/04400/FUL Central	Mr Gary Tucker	15 Mitchelmore Road Yeovil Somerset BA21 4BA	The erection of a replacement front porch, a side facing rooflight and a single storey rear extension to dwellinghouse and side facing roof light	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604400FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604400FUL</a>						
5	16/04809/FUL Preston	Mr M Bridgeman and Ms J Smith	67 Westbourne Grove Yeovil Somerset BA20 2DG	The erection of a two storey side extension and single storey rear extension to dwellinghouse	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604809FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604809FUL</a>						
6	16/04615/ADV South	Wm Morrison Supermarket	Morrisons Lysander Road Yeovil Somerset BA20 2AU	The display of replacement signage including 1 No. replacement internally illuminated totem sign, 1 No. internally illuminated motif box, 3 No. internally illuminated fascia signs, canopy signs to petrol station and internally illuminated and non illuminated signs to car wash	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604615ADV">http://www.southsomerset.gov.uk/planningdetails/?id=1604615ADV</a>						

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	16/04625/FUL Central	Palmers Catering Ltd	2/3 South Western Terrace Yeovil Somerset BA20 1NB	The installation of extractor fan ducting (Retrospective)	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604625FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604625FUL</a>						
8	16/04544/FUL West	Miss Lisa Moreton	130 Larkhill Road Yeovil Somerset BA21 3HN	The erection of a single storey rear extension to dwellinghouse	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604544FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604544FUL</a>						
9	16/04389/REM South	R E Pearce Properties Ltd	Land Adj Orchard Gate Little Tarrat Lane Yeovil BA20 2RL	The erection of a dwellinghouse and formation of a new access (Reserved Matters of Outline planning approval 15/02479/OUT)	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604389REM">http://www.southsomerset.gov.uk/planningdetails/?id=1604389REM</a>						



	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	16/03994/FUL West	Mr Paul Baldwin	19 Westfield Avenue Yeovil Somerset BA21 3DG	The erection of a rear conservatory and fencing (Retrospective)	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1603994FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1603994FUL</a>						
11	16/04549/FUL South	South Somerset District Council	Westland Leisure Complex Westbourne Close Yeovil Somerset BA20 2DD	Alterations to elevations, new entrance, new sheltered walkway and amendments to associated external landscaping.	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604549FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604549FUL</a>						
12	16/04428/S73 East	The Co-Op Group	The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX	Application to vary conditions 3 (positioning of plant) and 10 (alterations to fenced compound) of planning approval 15/00228/FUL	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604428S73">http://www.southsomerset.gov.uk/planningdetails/?id=1604428S73</a>						

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	16/04520/FUL West	Mr & Mrs David Neate Stidson	141 Ilchester Road Yeovil BA21 3BG	Demolition of existing single storey side and rear extensions and the erection of two storey side extension and single storey rear extension to dwellinghouse	Jacqui Churchill	
	<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604520FUL">http://www.southsomerset.gov.uk/planningdetails/?id=1604520FUL</a>					
14	16/04230/ADV East	UK Storage Company (SW) Ltd	94 Lyde Road Yeovil Somerset BA21 5DS	The display of 2 No. internally illuminated fascia signs	Jane Green	
	<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604230ADV">http://www.southsomerset.gov.uk/planningdetails/?id=1604230ADV</a>					
15	16/04557/COL South	Mr Monk	12 Balidon House Balidon Place Yeovil Somerset BA20 2FX	Application for a Certificate of Lawfulness for the existing installation of a rooflight to rear elevation	Jacqui Churchill	
	<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604557COL">http://www.southsomerset.gov.uk/planningdetails/?id=1604557COL</a>					

9/174 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>
1	16/04577/TPO	Mr Martin Henbest	14 College Green Yeovil Somerset BA21 4JU	Application to carry out tree surgery works to a Maple tree known as T.41 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993	Phillip Poulton
<a href="http://www.southsomerset.gov.uk/planningdetails/?id=1604577TPO">http://www.southsomerset.gov.uk/planningdetails/?id=1604577TPO</a>					

## **9/176 ACTION PLAN – PLANNING PRIORITIES**

The Action Plan summarises and prioritises the Council's Activities for 2017/18 for each Committee. It also highlights the ongoing activities of each Committee.

Attached is a draft Action Plan and priorities for Planning Committee.

Members are asked if there are any additional priorities that they would like to be added.

The Committee is **RECOMMENDED**:

- 1) to consider the draft action plan and add any additional priorities that are appropriate to this Committee; and
- 2) to recommend approval of this Action Plan

*(Amanda Card, Town Clerk – 01935 382424)*

# YEOVIL TOWN COUNCIL



## ACTION PLAN

2017/18

The following Action Plan summarises and prioritises the Council's activities and projects it will continue or complete over the financial year 2017/18.

	<b>Committee</b>	<b>Activity</b>
1	Policy, Resources and Finance	Develop Goldcroft Site
2	Policy, Resources and Finance	Develop Ski Centre Site
3	Policy, Resources and Finance	Achieve Quality Award under Local Councils Award Scheme
4	Policy, Resources and Finance / Promotions and Activities	Engage in social media
5	Buildings & Civic Matters	Review Fire Alarms and Security Alarms in Community Halls

Each committee's priorities for the financial year 2017/18 are shown below:

<b>PLANNING COMMITTEE</b>		
<b>Priority</b>	<b>Activity</b>	<b>Information/Status</b>
<b>Ongoing Activities</b>		
Business as usual	Running the Committees	Agendas, Minutes, Reports, Finance, Administration
	Council Administration	Administration
	Consider all planning applications as a consultee	Administration
	Any other matters within the committee's remit	

9/177     **PLANNING DECISIONS**

- 16/02381/FUL     The carrying out of internal and external alterations and the change of use of premises from Use Class A1 (Shop) to Use Class A3 (Restaurant) at 48 Princes Street Yeovil Somerset BA20 1EQ  
Applicant Prime Burger Company Ltd
- APPROVAL** subject to conditions
- 16/02382/LBC     The carrying out of internal and external alterations at 48 Princes Street Yeovil Somerset BA20 1EQ  
Applicant Prime Burger Company Ltd
- APPROVAL** subject to conditions
- 16/03604/FUL     Alterations and the Change of Use from Use Class C3 (Residential) to Use Class D1 (Day Nursery) and alterations to vehicular access at 150 Ilchester Road Yeovil BA21 3BW  
Applicant Mr & Mrs Norris
- Application Withdrawn
- 16/03735/FUL     The erection of a single storey side extension incorporating existing garage at 11 Cherry Tree Drive Yeovil Somerset BA20 2NJ  
Applicant Mr J Holloway
- APPROVAL** subject to conditions
- 16/03776/FUL     The erection of a two storey front extension to dwellinghouse at 4 Cherry Tree Drive Yeovil BA20 2NJ  
Applicant Mr Chris Langdon
- APPROVAL** subject to conditions
- 16/03820/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 Somerset BA21 4JU  
Applicant Miss Andrea Griffiths
- Application Withdrawn

16/03939/FUL

The erection of a first floor rear extension to dwellinghouse at 99 Stiby Road  
Yeovil Somerset BA21 3EQ  
Applicant Mr Gary Walsh

**APPROVAL** subject to conditions

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

## **9/178 FEEDBACK ON PLANNING COMMITTEE CHANGES**

At the previous Planning Committee on 17 October 2016 Members were requested to complete a feedback form attached to the agenda regarding the changes that were instigated six months ago to the Planning Committee agenda and meeting. Staff were also asked to make comments on the changes that have taken place.

Five Members completed the form, all of whom were generally supportive of the changes to both the agenda and the meeting. In particular, all Members except one considered that the absence of a planning officer at the meeting was not a problem, and that they could contact case officers beforehand if more information or clarification was required in order to make an informed decision. It does rely on Members doing their homework though, and it has been suggested that Members should print off any relevant reports/information which they might need to refer to rather than depending on linking to the web at the meeting.

One Member missed having a planning officer present at the meeting to question. Another was concerned that occasionally Members were not present at a meeting when applications in their Ward were being considered, and it was felt important that they attend whenever possible.

Generally all Members felt the agenda was good, but one requested some more information about the applications, and another requested more room for notes. The staff consider that all the basic information that is readily available is provided on the agenda and to include more would be time consuming and difficult to summarise on a table. Also, it would only duplicate what can be found using the web link provided for each application. To increase the 'Notes' column may in some cases be to the detriment of the other information, but the request will be borne in mind for the next agenda to see if more space can be made available.

From an administrative point of view, compiling the list of relevant applications for the agenda was initially very difficult and the potential for errors was high, but the District Council now generate the list on the Town Council's behalf directly from their system in a format that can easily be transferred into the agenda, and includes the Parish Wards. Since this method was set up, it has proved to be a very easy, efficient and accurate way to prepare the 'Plans List'.

As far as the presentation is concerned, Members consider it to be good, but one Member did not think it fair that a Councillor should have to operate the laptop. Staff have raised the concern that the quality of the images is poor and therefore it is difficult to see any detail at the meeting. The PowerPoint presentation is difficult for anyone not familiar with the planning process to compile, and time consuming to prepare (about a day, plus a few hours to check and amend by a more senior member of staff). When the images are so poor it is therefore questionable if the amount of work justifies the end result. It is therefore suggested that further investigation should be carried out to try and improve the images, and as one Councillor suggested have the link to the SSDC website included on the slides to allow further information to be accessed if required during the meeting (but this is obviously dependant on the link to the internet from the Chamber). A new projector and screen in the Chamber might also improve the image, but only to a limited degree if the original is poor.

The change from holding the Planning Committee monthly rather than fortnightly in May 2015 has also had implications. Whilst there are many positive aspects to this change, including that the number of meetings has been reduced along with all the associated administration and



paperwork, the monthly meetings can be quite heavy in terms of the number of applications on them. Members may have also noticed an increase in the number of consultations dealt with under the scheme of delegation between meetings because the SSDC planners require responses – mainly on amended plans – before the next timetabled Committee. On balance, however, the staff feel the amount of work associated with monthly Committees is less.

The Committee is **RECOMMENDED:**

- 1) to note the report; and
- 2) to support further investigation to improve the quality of the presentation images.

*(Helen Ferdinand, Deputy Town Clerk – 01935 382424)*