



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 15 August 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

08 August 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.

9/145 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/146 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.

9/147 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18 July 2016.

9/148 PLANS LIST (Pages 3 to 8)

9/149 NEIGHBOURING PARISH COUNCIL CONSULTATION

To consider an application at the Peel Centre Retail Park, Babylon Hill, Yeovil at page 9.

9/150 TREE PRESERVATION ORDER

To note the Tree Preservation Order application at Highfield, 6 Wraxhill Road, Yeovil at page 10.

9/151 CORRESPONDENCE

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

9/152 PLANNING DECISIONS (Pages 11 to 12)

PLANNING MEETING
MONDAY 15 August 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.

9/148 **PLANS LIST – FOR CONSIDERATION**

| | Application Number Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer | Notes |
|---|-----------------------------------|---------------------------------------|--|---|----------------------|-------|
| 1 | 16/02914/FUL Central Ward | Mostly Property Ltd | 25 Hendford Yeovil Somerset BA20 1UN | The installation of 2 No. replacement windows to ground floor front (retrospective) and to replace 2 No. first floor front windows | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602914FUL | | | | | | |
| 2 | 16/02983/FUL East Ward | Mr Martin Elms | The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX | Installation of new plant machinery in dedicated external plant area | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602983FUL | | | | | | |
| 3 | 16/03143/FUL South Ward | Mr James Crompton | 92 Lime Tree Avenue Yeovil Somerset BA20 2PT | The change of use of amenity land to extension of residential curtilage and the erection of a single storey side extension to dwellinghouse (Revised Application) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603143FUL | | | | | | |
| 4 | 16/03110/FUL Hollands Ward | Yeovil Ex Services And Social Club | Royal British Legion Club Preston Road Yeovil Somerset BA21 3AZ | The erection of a single storey rear extension | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603110FUL | | | | | | |

| | Application Number Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer | Notes |
|---|-----------------------------------|--|---|---|----------------------|-------|
| 5 | 16/02999/ADV Central Ward | Bonmarche | 67-69 Middle Street Yeovil Somerset BA20 1LN | The display of 3 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602999ADV | | | | | | |
| 6 | 16/02482/FUL East Ward | Elite Scaffolding South West Ltd | Unit 2 And 3 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HR | The erection of a two storey front extension to units. | Andrew Collins | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602482FUL | | | | | | |
| 7 | 16/03028/FUL West Ward | Miss N Rogers | 74 Freedom Avenue Yeovil Somerset BA21 3JN | The erection of a new dwelling with parking (Revised Application) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603028FUL | | | | | | |
| 8 | 16/03331/COU Preston Ward | Yeovil District Hospital NHS Foundation Trust | University Centre Yeovil 91 Preston Road Yeovil Somerset BA20 2DN | The change of use of first floor from Use Class D1 (teaching) to Use Class B1 (office) | Simon Fox | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603331COU | | | | | | |

| | Application Number Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer | Notes |
|---|-----------------------------------|------------------|--|---|----------------------|-------|
| 9 | 16/03103/COU South Ward | Mr Rob Harris | 2B Kingfisher Close Gazelle Road Lynx Trading Estate Yeovil Somerset BA20 2PJ | The change of use of premises from B1/B8 (Industry/Storage) to Use Class D2 (Leisure) | Andrew Collins | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603103COU | | | | | | |
| 10 | 16/03267/LBC Central Ward | Western Care Ltd | 46A Princes Street Yeovil Somerset BA20 1EQ | The display of a non illuminated fascia sign above top window (Implemented) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603267LBC | | | | | | |
| 11 | 16/03269/LBC Central Ward | Western Care Ltd | 46A Princes Street Yeovil Somerset BA20 1EQ | The display of a non illuminated fascia sign above lower window (Implemented) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603269LBC | | | | | | |
| 12 | 16/03272/ADV Central Ward | Western Care Ltd | 46A Princes Street Yeovil Somerset BA20 1EQ | The display of a non illuminated fascia sign above top window (Implemented) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603272ADV | | | | | | |
| 13 | 16/03200/FUL East Ward | Miss Amy Davey | Flat 2 169 Sherborne Road Yeovil BA21 4HP | The formation of a raised decking area with fencing (Retrospective) | Andrew Collins | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603200FUL | | | | | | |

| | Application Number Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer | Notes |
|---|-----------------------------------|------------------------|---|--|----------------------|-------|
| 14 | 16/02916/FUL Central Ward | Age UK | Help The Aged 60 Middle Street Yeovil BA20 1LX | The installation of a new shop front | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602916FUL | | | | | | |
| 15 | 16/02919/FUL East Ward | Miss Selina Norman | 20 St Michaels Avenue Yeovil Somerset BA21 4LB | The erection of a two storey rear extension to dwellinghouse | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602919FUL | | | | | | |
| 16 | 16/02446/ADV South Ward | Agustawestland Ltd | Building 250 Main Gate Agustawestland Ltd Lysander Road Yeovil Somerset BA20 2YB | The display of 1 No. externally illuminated fascia sign (Implemented) | Jane Green | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602446ADV | | | | | | |
| 17 | 16/03232/FUL Milford Ward | Mr & Mrs Andrew Glover | 76 Chelston Avenue Yeovil BA21 4PU | The erection of a single storey side and rear extension to dwellinghouse | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603232FUL | | | | | | |

| | Application Number Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer | Notes |
|---|-----------------------------------|--------------------------------|--|---|----------------------|-------|
| 18 | 16/03357/FUL Preston Ward | Mr And Mrs Robin Trowbridge | 105 Preston Road Yeovil Somerset BA20 2DZ | The erection of a new dwelling and improvements to existing access | Andrew Collins | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603357FUL | | | | | | |
| 19 | 16/02804/ADV East Ward | Co Op Food | The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX | The display of 1 No. internally illuminated totem sign, 2 No. non illuminated fascia signs, 1 No. internally illuminated fascia sign and 1 No. non illuminated lettering sign | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602804ADV | | | | | | |
| 20 | 16/02845/FUL South Ward | Honeywell Aerospace Uk | Building 134 Normalair Garrett Lysander Road Yeovil Somerset BA20 2YD | Replacement roof covering to part of existing building | Andrew Collins | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1602845FUL | | | | | | |
| 21 | 16/03375/FUL South Ward | Mr And Mrs M Gulliver | 31 Turners Barn Lane Yeovil Somerset BA20 2LN | Conversion of loft space, erection of a single storey rear extension and construction of a raised patio to the rear of dwelling | Jacqui Churchill | |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603375FUL | | | | | | |

9/149 **NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

| | Application No Parish Ward | Applicant | Site Address | Proposal | WDDC Case Officer |
|---|---------------------------------------|---|---|--|--------------------------|
| 1 | WD/D/16/001406 WDDC | Peel Land & Property Investment PLC | Peel Centre Retail Park Babylon Hill Yeovil | Erection of an ancillary pod building incorporating 2 No A1/A3/A5 use units | Hamish Laird |
| | | | | | |

9/150 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

| | Application No Parish Ward | Applicant | Site Address | Proposal | SSDC Case Officer |
|---|---------------------------------------|------------------|--|---|--------------------------|
| 1 | 16/03275/TPO | Mrs Beale | Highfield 6 Wraxhill Road Yeovil Somerset BA20 2JZ | Application to carry out tree surgery works to an Ash tree known as T.1 in the South Somerset District Council (Yeovil No.3) Tree Preservation Order 2007 | Philip Poulton |
| http://www.southsomerset.gov.uk/planningdetails/?id=1603275TPO | | | | | |

9/152 PLANNING DECISIONS

- 15/02028/FUL The installation of a new air conditioning system on first floor and roof plant areas at 1/3 Vicarage Walk Yeovil Somerset BA20 1EU
Applicant H & M Hennes & Mauritz UK Ltd
- APPROVAL** subject to conditions
- 16/00287/FUL Demolition of buildings/structures and the change of use of land for a temporary car park at Yeovil Cattle Market Market Street Yeovil Somerset BA20 1HS
Applicant Premier Livestock Auctions
- APPROVAL** subject to conditions
- 16/00642/FUL The erection of 2 dwellings with associated access and parking at 94-98 Sherborne Road Yeovil Somerset BA21 4HN
Applicant Mr Gary Britton
- APPROVAL** subject to conditions
- 16/01532/COU The use of existing car sales and preparation business to include a public hand car wash and valet service (Revised Application) (Part Retrospective)
Applicant Mr I White
- APPROVAL** subject to conditions
- 16/01963/FUL The erection of fencing to west of dwelling to enclose garden at 135 Plantagenet Chase Yeovil Somerset BA20 2PR
Applicant Mr James Smith
- APPROVAL** subject to conditions
- 16/02028/FUL The installation of a new air conditioning system on first floor and roof plant areas at 1/3 Vicarage Walk Yeovil Somerset BA20 1EU
Applicant H & M Hennes & Mauritz UK Ltd
- APPROVAL** subject to conditions
- 16/02213/ADV The display of 1 No. 7.5m internally illuminated Totem sign at store entrance at Lidl West Hendford Yeovil Somerset BA20 2AJ
Applicant Lidl
- APPROVAL** subject to conditions

16/02214/ADV The display of 1 No. 7.5m internally illuminated Totem sign at Lidl West Hendford Yeovil Somerset BA20 2AJ
Applicant Lidl

APPROVAL subject to conditions

16/02215/ADV The display of 2 No. internally illuminated Lidl bubble fascia signs at Lidl West Hendford Yeovil Somerset BA20 2AJ
Applicant Lidl

APPROVAL subject to conditions

16/02526/FUL The erection of a single storey side extension to dwellinghouse at 135 Plantagenet Chase Yeovil Somerset BA20 2PR
Applicant Mr and Mrs James Smith

APPROVAL subject to conditions

16/02553/FUL Alterations and the erection of a single storey rear extension and the formation of raised decking at 90 West Coker Road Yeovil Somerset BA20 2JG
Applicant Mr and Mrs F Wessex

APPROVAL subject to conditions

16/02578/FUL The erection of a single storey rear extension to dwellinghouse at 4Camborne Grove Yeovil Somerset BA21 5DG
Applicant Mrs Linda Worbey

APPROVAL subject to conditions

16/02642/ADV The display of 1 No. non illuminated fascia sign at Delaware Veterinary Surgery Hendford Hill Yeovil Somerset BA20 2RF
Applicant Delaware Veterinary Group

APPROVAL subject to conditions

16/02767/TPO Application to fell a Horse chestnut tree known as T.1 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2002 at Pen Mill Hotel Sherborne Road Yeovil Somerset BA21 5DB
Applicant M R Contracts Ltd

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.