



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 16 May 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

10 May 2016

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

To: All Members of the Planning Committee

Pauline Lock

Florin Boieangiu

David Byrne

Kris Castle

Phil Chandler

Tristan Cobb

Joe Conway

Gail Freeman-Bell

Kaysar Hussain

Andrew Kendall

Terry Ledlie

Mike Lock

Tony Lock

Sarah Lowery

Graham Oakes

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.

9/117 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/118 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.

9/119 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 11 April 2016.

9/120 EXCLUSION OF PRESS AND PUBLIC

Due to the confidential nature of the business of item 9/128, under the Public Bodies (Admission to Meetings) Act 1960 s3, it is proposed to put forward a motion to exclude members of the public and press during discussion of these items.

Public Bodies (Admission to Meetings) Act 1960 s3

9/121 PLANS LIST (Pages 3 to 9)

9/122 NEIGHBOURING PARISH COUNCIL CONSULTATIONS (Page 10)

9/123 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 11)

9/124 CORRESPONDENCE – FOR INFORMATION ONLY (Page 12)

9/125 PLANNING DECISIONS (Pages 13 to 15)

9/126 FEEDBACK FORM

To note a report on the feedback form concerning the new-style agenda attached at Page 16.

9/127 FINANCIAL STATEMENT – FEBRUARY/MARCH 2016

To consider the financial statement for the period 1 February 2016 to 31 March 2016 attached at pages 17 to 20.

9/128 EMAIL CORRESPONDENCE

The Committee will consider a resolution (see item 9/120) to exclude the press and public from the remainder of the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

To note the attached email correspondence at pages 21 to 25

PLANNING MEETING
MONDAY 16 May 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.

9/121 **PLANS LIST – FOR CONSIDERATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/01678/FUL Central Ward	Somerset County Council	Tesco Stores Queensway Place Yeovil Somerset BA20 1DL	The creation of a second vehicular exit on Clarence Street	Simon Fox	
	http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01678%2fFUL					
2	16/01745/FUL East Ward	Dyer Metal Mesh Ltd	Land Rear Of 1 To 6 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The use of land to create 13 No. fenced and gated storage areas and access (Revised application/Part retrospective)	Jane Green	
	http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01745%2fFUL					
3	16/01552/OUT Milford Ward	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Outline application for residential development with illustrative proposal for 38 dwellings and associated works	Andrew Collins	
	http://www.southsomerset.gov.uk/planning-and-building-control/view-a-planning-application-online/?keyword=16%2f01552%2fOUT					
4	16/01553/LBC Milford Ward	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Demolition of roofless derelict building	Andrew Collins	
	http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01553%2fLBC					

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	16/01810/FUL Park Ward	Mr M Gee	64 Grove Avenue Yeovil Somerset BA20 2BE	The erection of a replacement front boundary wall with new railings and new block paving to widened access and driveway	Jane Green	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01810%2fFUL						
6	16/01620/FUL Preston Ward	Marst Developments Ltd	Preston Park House Preston Road Yeovil BA20 2EF	Demolition of modern extensions, internal and external alterations and provision of a first floor to existing single storey extension to create 2 No. dwellings, erection of 3 No. new dwellings, provision of associated garages and car ports, hard and soft landscaping and all associated site works	Andrew Collins	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01620%2fFUL						
7	16/01621/LBC Preston Ward	Marst Developments Ltd	Preston Park House Preston Road Yeovil BA20 2EF	Demolition of modern extensions, internal and external alterations and provision of a first floor to existing single storey extension to create 2 No. dwellings, erection of 3 No. new dwellings, provision of associated garages and car ports, hard and soft landscaping and all associated site works	Andrew Collins	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01621%2fLBC						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
8	16/01772/FUL East Ward	Mr And Mrs D Boulton	Land Adjoining 20 Camborne Grove Yeovil Somerset BA21 5DG	The erection of a block of 4 No. flats and 1 No. attached dwelling with associated car parking and alterations to access (Revised application)	Simon Fox	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01772%2fFUL						
9	15/05250/FUL West Ward	Mrs J Mironska	52 Springfield Road Yeovil Somerset BA21 3NJ	The erection of decking and timber canopy (Retrospective)	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningsearch/?keyword=15%2f05250%2fFUL						
10	16/01398/FUL Central Ward	Yeovil District Hospital	Yeovil District Hospital Higher Kingston Yeovil Somerset BA21 4AT	The installation of a new air handling unit and external external supply and extract ductwork (Part retrospective)	Simon Fox	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01398%2fFUL						
11	16/01574/FUL West Ward	Mr Nigel King	4 Ferndale Gardens Yeovil Somerset BA21 3HU	The erection of a conservatory to the rear of dwellinghouse (GR 354136/116512)	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01574%2fFUL						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
12	16/01588/FUL South Ward	Mr James Crompton	92 Lime Tree Avenue Yeovil Somerset BA20 2PT	The erection of a single storey side extension to dwellinghouse	Jane Green	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01588%2fFUL						
13	16/01613/R13 Central Ward	South Somerset District Council	80 South Street Yeovil Somerset BA20 1QH	The carrying out of internal and external alterations including change of roof materials at rear and removal of render to gable end	Andrew Collins	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01613%2fR13						
14	16/01630/LBC Preston Ward	Mr & Mrs J Brown	225 Preston Road Yeovil Somerset BA20 2EW	The carrying out of internal and external alterations including the removal of staircase and internal partitions and formation of new external door	Mrs Jennie Roberts	
http://www.southsomerset.gov.uk/planningdetails/?id=1601630LBC						
15	16/01226/FUL Preston Ward	Newton Clarke Veterinary Partnership	142 Preston Road Yeovil Somerset BA20 2EE	Change of Use of former public house to form a veterinary surgery to the ground floor and two residential flats to the first floor	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1601226FUL						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
16	16/01860/S73A South Ward	First Steps Nursery	First Steps Nursery 148 Hendford Hill Yeovil Somerset BA20 2RG	Application to vary condition No. 05 (number of children) of planning permission 99/00222/COU to increase the number to a total 47 children	Andrew Collins	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01860%2fS73A						
17	16/02008/FUL Hollands Ward	Mr And Mrs Richard Paine	33 Chilton Grove Yeovil Somerset BA21 4AW	The erection of a replacement garage	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02008%2fFUL						
18	16/01717/LBC Central Ward	Mr Craig Howes	1 Church Terrace Silver Street Yeovil BA20 1HX	The carrying out of external alterations to display a non illuminated projecting sign	Jane Green	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01717%2fLBC						
19	16/02007/ADV Central Ward	Mr Craig Howes	1 Church Terrace Silver Street Yeovil Somerset BA20 1HX	The display of a non illuminated projecting sign	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602007ADV						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
20	16/01532/COU South Ward	Mr I White	73-77 Hendford Hill Yeovil Somerset BA20 2QN	The use of existing car sales and preparation business to include a public hand car wash and valet service (Revised Application) (Part Retrospective)	Mrs Jennie Roberts	
http://www.southsomerset.gov.uk/planningdetails/?id=1601532COU						
21	16/01964/FUL Central Ward	Paul Hamblin.	1 Goldcroft Yeovil	The erection of an additional floor to existing building to form 1 No. additional apartment.	Andrew Collins	
No SSDC link as not on the web site when Agenda produced						
22	16/01280/ADV South Ward	Day Lewis	Hendford Pharmacy Hendford Lodge Surgery 74 Hendford Yeovil BA20 1UJ	The display of 2 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign	Mrs Jennie Roberts	
http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f01280%2fADV						

NEIGHBOURING PARISH COUNCIL CONSULTATIONS – FOR CONSIDERATION

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/01274/FUL Brympton	Aaron Purnell	165 Larkhill Road Yeovil Somerset BA21 3HW	The formation of a vehicle access and hardstanding	Jane Green
http://www.southsomerset.gov.uk/planningdetails/?id=1601274FUL					
2	16/01528/ADV Brympton	Poundland	Unit 7B Western Avenue Brympton Yeovil BA22 8YQ	The display of 2 No. internally illuminated fascia signs (Retrospective)	Jane Green
http://www.southsomerset.gov.uk/planningdetails/?id=1601528ADV					
3	16/01826/DPO Barwick	Yeovil Agricultural Society	Land At Two Tower Lane Barwick Yeovil Somerset BA20 2RZ	Application to discharge a S 106 agreement dated 13 th September 1999 between South Somerset District Council and the trustees of Yeovil Agricultural Society, William Batten, Susan Batten and David Batten to release land	Andrew Collins
http://www.southsomerset.gov.uk/planningdetails/?id=1601826DPO					

9/123 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/01322/TPO	Mr Andy Tamplin	Tesco Petrol Station Huish Yeovil Somerset BA20 1AZ	Application to carry out tree surgery works to 2 No. trees shown as T1 and T2 on accompanying plans within SSDC Tree Preservation Order (Yeov 2) 1999	Philip Poulton

<http://www.southsomerset.gov.uk/planningdetails/?id=1601322TPO>



9/124 **CORRESPONDENCE – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	APPEAL 15/03206/FUL	Mr Ryan Ferrari	16 Northbrook Road Yeovil Somerset BA21 5RQ	Erection of a shed (Retrospective) (GR 356584/117451	Jane Green
http://www.southsomerset.gov.uk/planningdetails/?id=1503206FUL					

9/125 **PLANNING DECISIONS**

15/00749/FUL The erection of a block of 7 No. flats with associated car parking and alterations to access (Revised application) at Land Adjoining 20 Camborne Grove Yeovil Somerset BA21 5DG
Applicant Mr & Mrs D Boulton

WITHDRAWN (YTC recommended approval 16.03.2015)

15/03475/R3C New primary school with nursery new access road car parking and playing fields at Primrose Hill Primary School & Nursery Mudford Yeovil
Applicant Somerset County Council

WITHDRAWN (YTC welcomed principle of proposal, but raised concerns 24.08.2015)

15/05275/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

WITHDRAWN

15/05499/LBC The carrying out of internal and external alterations at 48 Princes Street Yeovil Somerset BA20 1EQ
Applicant Prime Burger Company Ltd

WITHDRAWN

16/00481/FUL Change of use of land and concrete surfacing to form vehicle hardstanding (part retrospective) at 108 Larkhill Road Yeovil Somerset BA21 3HQ
Applicant Mr L Gibbs

REFUSED

16/00683/FUL Alterations and the erection of extension and alterations to existing access at The Knoll Nursing Home 33 Preston Road Yeovil Somerset BA21 3AE
Applicant The Knoll Care Home Ltd

APPROVAL subject to conditions

16/00702/FUL Demolish an existing garage and erection a two storey side extension and new single storey garage, including additional hardstanding for parking (revised application) at 19 West Park Yeovil Somerset BA20 1DE
Applicant Minster Architecture

APPROVAL subject to conditions

- 16/00727/S73 Application to remove planning condition 4 (consumption of food off premises and opening hours) of approval 921988 at 8/10 Church Street, Yeovil Somerset BA20 1HE
Applicant Mr Gareth Witt
- APPROVAL** subject to conditions
- 16/00749/ADV The display of 1 No. internally illuminated fascia sign, 1 No. internally illuminated projecting sign and 2 No. internally illuminated digital flank signs at Vodafone 7 Vicarage Walk Yeovil Somerset BA20 1EU
Applicant Vodafone Ltd
- APPROVAL** subject to conditions
- 16/00755/FUL The installation of replacement windows and erection of boundary railings to south and east at Yeovil Centre Dampier Street Yeovil Somerset BA21 4EN
Applicant SouthWest One
- APPROVAL** subject to conditions
- 16/00805/FUL The construction of a canopy for home shopping van loading canopy at Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB
Applicant Deloitte
- APPROVAL** subject to conditions
- 16/00895/LBC The carrying out of structural repairs to building at Batten and Co Stores Church House Church Street Yeovil Somerset
Applicant Mr David Batten
- APPROVAL** subject to conditions
- 16/00936/FUL The formation of an external play area at Coopers Mill Brunswick Street Yeovil Somerset BA20 1QZ
Applicant Greene King PLC
- APPROVAL** subject to conditions
- 16/00953/FUL The installation of 3 No. replacement windows and front door at 2 Fairway View Yeovil Somerset BA21 5AD
Applicant Knightstone Housing Association
- APPROVAL** subject to conditions

16/01000/FUL The carrying out of internal and external alterations including new shop front and replacement side window at 11 High Street Yeovil Somerset BA20 1RG
Applicant Westbound Ltd

APPROVAL subject to conditions

16/01007/FUL The erection of a two storey side and rear extension to dwellinghouse at 11 Hillgrove Avenue Yeovil Somerset BA20 2LP
Applicant Mr & Mrs J & S Groves

APPROVAL subject to conditions

16/01338/FUL The erection of a porch at 66 Rustywell Park Yeovil Somerset BA20 2NA
Applicant Mrs Pauline Hazel Hallett

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

9/126 FEEDBACK FORM

At the previous Planning Committee on 11 April 2016, Members were requested to complete a form attached to the agenda concerned with feedback on the new-style agendas.

Five forms were received. Two Members were generally supportive of the new agenda and two requested more information. One Member accepted it, but felt it would take time to get used to. One comment was received saying it was easier to receive the agenda via email with the electronic link to the individual applications. In response to those requesting more information to be included on the agenda, this is not possible because the District Council is no longer involved with the process of preparing the Planning Committee agendas and therefore the onus is on Members to investigate the applications via the electronic link before each of the meetings.

A request was made to include a column for notes on the plans list. Space is very limited but we have managed to put a small column in.

A concern was raised that the public sitting along the front wall of the Chamber could not see the screen. Hopefully this will be resolved when the new projector and screen is installed.

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

(Helen Ferdinand, Deputy Town Clerk – 01935 382424)