



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 17 October 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 October 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.

9/163 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/164 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.

9/165 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 19 September 2016.

9/166 PLANS LIST (Pages 3 to 6)

9/167 CORRESPONDENCE

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

9/168 PLANNING DECISIONS (Pages 7 to 9)

9/169 FEEDBACK FORM

It is six months since the changes were introduced to the Planning Committee and it would be useful to have the opinion of Members on the changes introduced. A feedback form is attached to the agenda for Members to complete and hand to the Deputy Town Clerk after the meeting (Page 10).

PLANNING MEETING
MONDAY 17 OCTOBER 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	16/04068/OUT Milford	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Outline application for residential development with illustrative proposal for 81 dwellings and associated works	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1604068OUT						
2	16/04070/LBC Milford	Chardstock Management Services Ltd	The Tannery Eastland Road Yeovil BA21 4EU	Demolition of roofless derelict building	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1604070LBC						
3	16/03628/FUL South	Somerset County Council	Land North Of Bunford Lane Yeovil Somerset	The erection of a research and development building, incubator office and light engineering facility (Use Class B1) with associated parking, landscaping, access and security facilities.	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1603628FUL						
4	16/03844/COU Central	Tops Valeters Ltd	Yeovil Cattle Market Site Market Street Yeovil Somerset BA20 1HS	The use of land for a car wash business	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1603844COU						

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	16/03939/FUL West	Mr Gary Walsh	99 Stiby Road Yeovil Somerset BA21 3EJ	The erection of a first floor rear extension to dwellinghouse	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1603939FUL						
6	16/03953/FUL Preston	Dr A And Mrs O Olanosu	24 St Andrews Road Yeovil Somerset BA20 2DE	Alterations and the erection of a two storey rear extension to dwellinghouse	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1603953FUL						
7	16/04189/FUL Preston	Mrs Clooney	7 Cambridge Close Yeovil BA20 2DJ	The formation of two new dormer windows	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1604189FUL						
8	16/03934/FUL South	Mr T Curtis	64 Beer Street Yeovil BA20 2AF	Conversion and two storey side extension of property to form 2 No. flats	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603934FUL						

	APPLICATION No. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	16/03944/FUL Hollands	The Care Home Group	Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ	Proposed demolition of existing single storey rear extension and the erection of a 2/3 storey replacement extension with minor alterations and the removal of a Western red cedar tree with replacement tree planting	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1603944FUL						
10	16/03791/FUL East	RES Ltd	33 Oxford Road Pen Mill Trading Estate Yeovil Somerset	The siting of a containerised energy system storage facility with security lighting and CCTV columns and security fencing	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603791FUL						
11	16/03604/FUL Hollands	Mr & Mrs Norris	150 Ilchester Road Yeovil BA21 3BW	Alterations and the Change of Use from Use Class C3 (Residential) to Use Class D1 (Day Nursery) and alterations to vehicular access	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603604FUL						

9/168 **PLANNING DECISIONS**

- 16/02446/ADV The display of 1 No. externally illuminated fascia sign at Building 250 Main Gate Agustawestland Ltd Lysander Road Yeovil Somerset BA20 2YB
Applicant Agustawestland Ltd
- APPROVAL** subject to conditions
- 16/02482/FUL The erection of a two storey front extension to units at Unit 2 and 3 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HR
Applicant Elite Scaffolding South West Ltd
- APPROVAL** subject to conditions
- 16/02596/COU The change of use of premises from Sui Generis to Use Class A1 (retail) at Manor Stables Hendford Yeovil BA20 1UN
Applicant Mr Tom Baldry
- APPROVAL** subject to conditions
- 16/02845/FUL Replacement roof covering to part of existing building at Building 134 Normalair Garrett Lysander Road Yeovil Somerset BA20 2YD
Applicant Honeywell Aerospace UK
- APPROVAL** subject to conditions
- 16/02914/FUL The installation of 2 No. replacement windows to ground floor front and to replace 2 No. first floor front windows at 25 Hendford Yeovil Somerset BA20 1UN
Applicant Mostly Property Ltd
- REFUSED**
- 16/02919/FUL The erection of a two storey rear extension to dwellinghouse at 20 St Michaels Avenue Yeovil Somerset BA21 4LB
Applicant Miss Selina Norman
- APPROVAL** subject to conditions
- 16/03110/FUL The erection of a single storey rear extension at Royal British Legion Club Preston Road Yeovil Somerset BA21 3AZ
Applicant Yeovil Ex Services And Social Club
- APPROVAL** subject to conditions

- 16/03143/FUL The change of use of amenity land to extension of residential curtilage and the erection of a single storey side extension to dwellinghouse at 92 Lime Tree Avenue Yeovil Somerset BA20 2PT
Applicant Mr James Crompton
- APPROVAL** subject to conditions
- 16/03200/FUL The formation of a raised decking area with fencing at Flat 2 169 Sherborne Road Yeovil BA21 4HP
Applicant Miss Amy Davey
- APPROVAL** subject to conditions
- 16/03267/LBC The display of a non-illuminated fascia sign above top window at 46A Princes Street Yeovil Somerset BA20 1EQ
Applicant Western Care Ltd
- REFUSED**
- 16/03272/ADV The display of a non-illuminated fascia sign above top window at 46A Princes Street Yeovil Somerset BA20 1EQ
Applicant Western Care Ltd
- REFUSED**
- 16/03275/TPO 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 at Highfield 6 Wraxhill Road Yeovil Somerset BA20 2JZ
Applicant Mrs Beale
- APPROVAL** subject to conditions
- 16/03357/FUL The erection of a new dwelling and improvements to existing access at 105 Preston Road Yeovil Somerset BA20 2DZ
Applicant Mr and Mrs Robin Trowbridge
- APPROVAL** subject to conditions
- 16/03422/FUL The erection of extensions, new drive thru booths and cladding to roof, the creation of an additional 7 No. car parking bays and associated works
Applicant McDonalds Restaurants Ltd
- APPROVAL** subject to conditions
- 16/03423/ADV The display of 6 No. internally illuminated fascia signs at McDonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU
Applicant McDonalds Restaurants Ltd
- APPROVAL** subject to conditions

16/03489/ADV The display of 2 No. Halo illuminated fascia signs and 2 No. non illuminated fascia signs at Telford House The Park Yeovil Somerset BA21 1DY
Applicant Rob Porter Dodson

APPROVAL subject to conditions

16/03823/FUL The erection of a porch at 34 Rustywell Park Yeovil Somerset BA20 2NA
Applicant Mr Bernard Rudd

APPROVAL subject to conditions

16/03889/DEM Application for prior notification of proposed demolition of building at Yeovil Ski Centre Ltd Addlewell Lane Yeovil Somerset BA20 1QW
Applicant Yeovil Town Council

PRIOR APPROVAL IS NOT REQUIRED

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

9/169

FEEDBACK FORM

Please can we have your comments on the following aspects of the changes that were made 6 months ago to the Planning Committee agenda and meeting:

1. The absence of an SSDC Planning Officer

2. Format and content of the Agenda

3. Presentation

4. Any other comments

Name: