



# Yeovil Town Council

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## Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 18 July 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

12 July 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.

### **9/136 APPOINTMENT OF PRESIDING CHAIRMAN**

In the absence of both the Chairman and Vice-Chairman, to vote to appoint a person to preside at the meeting in accordance with Standing Order 49.

### **9/137 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/138 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.

### **9/139 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 10 May and 13 June 2016.

### **9/140 PLANS LIST (Pages 3 to 6)**

**9/141 TREE PRESERVATION ORDER**

To note the Tree Preservation Order application at Pen Mill Hotel, Sherborne Road, Yeovil (page 7)

**9/142 SCHEME OF DELEGATION**

To note the report at pages 8 to 9 concerning additional comments on application 16/00389/FUL at 79 Sherborne Road, Yeovil.

**9/143 CORRESPONDENCE**

To note the correspondence at page 10.

**9/144 PLANNING DECISIONS (Pages 11 to 14)**

**PLANNING MEETING**  
**MONDAY 18 July 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.

9/140 **PLANS LIST – FOR CONSIDERATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/02945/FUL Central Ward	Mrs Jo Fuller	Black Horse Inn The Avenue Yeovil Somerset BA21 4BJ	The erection of screening/creation of exercise room and covered area (part retrospective)		
<a href="http://www.southsomerset.gov.uk/planningsearch?keyword=16/02945/FUL">http://www.southsomerset.gov.uk/planningsearch?keyword=16/02945/FUL</a>						
2	16/02825/FUL Preston Ward	South Somerset District Council	Westland Leisure Complex Westbourne Close Yeovil Somerset BA20 2DD	Demolition of existing pavilion and the erection of a new single storey cricket/bowls pavilion and re- positioning of timber scorers building	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02825%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02825%2fFUL</a>						
3	16/02553/FUL South Ward	Mr And Mrs F W Essex	90 West Coker Road Yeovil Somerset BA20 2JG	Alterations and the erection of a single storey rear extension and the formation of raised decking	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02553%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02553%2fFUL</a>						
4	16/02963/FUL South Ward	Mr G J Witcombe And Miss J Knapman	13 Chestnut Drive Yeovil Somerset BA20 2NL	The erection of a single storey rear extension to dwelling (Part retrospective/Revised application)	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02963%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02963%2fFUL</a>						
5	16/02596/COU Central Ward	Mr Tom Baldry	Manor Stables Hendford Yeovil	The change of use of premises from Sui Generis to Use Class A1 (retail)	Andrew Collins	

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
			Somerset BA20 1UN			
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02596%2fCOU">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02596%2fCOU</a>						
6	16/03016/S73 Central Ward	My Caribbean Corner	6A Union Street Yeovil Somerset BA20 1PQ	Application to vary planning condition 2 (hours of opening) of approval 11/01047/COU	Simon Fox	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f03016%2fS73">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f03016%2fS73</a>						
7	16/02578/FUL East Ward	Mrs Linda Worbey	4 Camborne Grove Yeovil Somerset BA21 5DG	The erection of a single storey rear extension to dwellinghouse	Jane Green	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02578%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02578%2fFUL</a>						
8	16/02642/ADV South Ward	Delaware Veterinary Group	Delaware Veterinary Surgery Hendford Hill Yeovil Somerset BA20 2RF	The display of 2 No. non illuminated fascia signs	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02642%2fADV">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02642%2fADV</a>						
9	16/02386/FUL East Ward	Mrs Chubb	34 Glenville Road Yeovil Somerset BA21 5AF	The retention of a timber outbuilding (Retrospective)	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02386%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02386%2fFUL</a>						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	16/02526/FUL South Ward	Mr And Mrs James Smith	135 Plantagenet Chase Yeovil Somerset BA20 2PR	The erection of a single storey side extension to dwellinghouse	Jacqui Churchill	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02526%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02526%2fFUL</a>						
11	16/02966/DPO Central Ward	Mr Brian Butt	Land Adj 5 Park Gardens Yeovil Somerset BA20 1DW	Application to discharge a S106 agreement between Brian Butt and Heather Butt and South Somerset District Council dated 23rd December 2015 relating to planning permission 15/03558/FUL (affordable housing contributions)	Andrew Collins	
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02966%2fDPO">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02966%2fDPO</a>						



9/141 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/02767/TPO	M R Contracts Ltd	Pen Mill Hotel Sherborne Road Yeovil BA21 5DB	Application to fell a Horse chestnut tree known as T.1 in the South Somerset District Council (Yeovil No. 2) Tree Preservation Order 2002	Philip Poulton
<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02767%2fTPO">http://www.southsomerset.gov.uk/planningsearch/?keyword=16%2f02767%2fTPO</a>					

## **9/142 Scheme of Delegation**

### **16/00389/FUL – 79 Sherborne Road, 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 additional information submitted in respect of application 16/00389/FUL at 79 Sherborne Road in advance of the 18 July 2016 Planning Committee. The application is for the conversion of existing offices to four apartments and external alterations to the façade of the approved Mosque. The application had already been considered by the YTC Planning Committee on 11 April and recommended for refusal on the grounds of insufficient parking. The Chair, Mayor, Ward Members and a representative of the Opposition Group were consulted on the amended plans, and the following comments provided to SSDC:

1. I had no objection to this development when it was originally proposed and I have none now. I think the proposal will significantly enhance that part of the town.
2. When the Town Council met and discussed this application, concerns were raised over the lack of sufficient parking spaces.

In the event that planning is granted I would like the planning officer to consider the following conditions:

- a) Restricting the use of the four parking spaces at the front of the building to the users of the flats. To comply with the SPS
- b) Cycle parking stands to be included within the parking provision.

Concerns were also raised that the plans appeared to show a section that could be construed as being a third flat on the first floor. The committee were advised that this was proposed to be a resting area for a visiting Imam. I would ask the planning officer to consider conditioning this use.

The amended plans show an additional entrance at the front of the building for female members of the congregation and for use as a secondary means of escape. I share a neighbour's concerns over the lack of a handrail on the proposed new entrance, given the difference in levels.

3. I had no objections to the original proposal and more than happy to support it now; taking in to account the advice of the highways consultant and any railings required to make the front entrance safe for all users.

The application was subsequently approved with conditions at Area South Committee on 6 July.  
The Committee is **RECOMMENDED** to note the report.

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

**9/143 CORRESPONDENCE – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	APPEAL 15/03862/FUL	Mr B Oozageer	83 Henford Hill Yeovil Somerset BA20 2RE	Alterations and the change of use of property to a larger House of Multiple Occupation (HM) (sui generis use)	Andrew Collins
	<a href="http://www.southsomerset.gov.uk/planningsearch/?keyword=15%2f03862%2fFUL">http://www.southsomerset.gov.uk/planningsearch/?keyword=15%2f03862%2fFUL</a>				

## 9/144 PLANNING DECISIONS

15/04918/OUT Outline application for the erection of a dwelling at land adjoining 40 Sunningdale Road Yeovil Somerset BA21 5LX  
Applicant Mr & Mrs R F & D L Stephens

**APPROVAL** subject to conditions

15/05056/COU The change of use of premises from a hotel/guest house to the HMO (House of Multiple Occupation) at 189 Sherborne Road Yeovil Somerset BA21 4HP  
Applicant Mostly Property LTD

**APPROVAL** subject to conditions

16/00029/FUL The erection of 7 No. flats 6 covered car parking spaces bin and bike store at 46/46A Mount Pleasant Yeovil Somerset BA21 4JL  
Applicant Mrs Jo Fuller

**APPROVAL** subject to conditions

16/00417/FUL The erection of 'Airdome' sports building at Westfield Academy Stiby Road Yeovil Somerset BA21 3EP  
Applicant Westfield Academy

**APPROVAL** subject to conditions

16/01190/FUL The erection of a terrace of 3 No. dwellings with associated car parking (Revised application) at land adjoining 3 Everton Road Yeovil Somerset BA20 1UF  
Applicant JAF (Yeovil) Ltd

**APPROVAL** subject to conditions

16/01280/ADV The display of 2 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign at Hendford Pharmacy Hendford Lodge Surgery 74 Hendford Yeovil Somerset BA20 1UJ  
Applicant Day Lewis

**APPROVAL** subject to conditions

16/01284/FUL The erection of a pharmacy (Revised application) at 48 West Coker Road Yeovil Somerset BA20 2JA  
Applicant Mr Max Punni

**APPROVAL** subject to conditions

16/01613/R13 The carrying out of internal and external alterations including change of roof materials at rear and removal of render to gable end at 80 South Street Yeovil Somerset BA20 1QH  
Applicant South Somerset District Council

**APPROVAL** subject to conditions

16/01620/FUL 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 at Preston Park House Preston Road Yeovil BA20 2EF  
Applicant Marst Developments Ltd

**APPROVAL** subject to conditions

16/01621/LBC Demolition of modern extensions internal and external alterations and provision of a first floor to existing single storey extension to create 2 No. dwellings at Preston Park House Preston Road Yeovil BA20 2EF  
Applicant Marst Developments Ltd

**APPROVAL** subject to conditions

16/01630/LBC The carrying out in internal and external alterations including the removal of staircase and internal partitions and formation of new external door at 225 Preston Road Yeovil Somerset BA20 2EW  
Applicant Mr and Mrs J Brown

**APPROVAL** subject to conditions

16/01678/FUL The creation of a second vehicular exit on Clarence Street at Tesco Stores Queensway Place Yeovil Somerset BA20 1DL  
Applicant Somerset County Council

**APPROVAL** subject to conditions

16/01717/LBC The carrying out of external alterations to display a non- illuminated projecting sign at 1 Church Terrace Silver Street Yeovil BA20 1HX  
Applicant Mr Craig Howes

**APPROVAL** subject to conditions

16/01745/FUL The use of land to create 13 No. fenced and gated storage areas and access (Revised application/Part retrospective) at land rear of 1 to 6 Oxford Road Pen Mill Trading Estate Yeovil Somerset  
Applicant Dyer Metal Mesh Ltd

**APPROVAL** subject to conditions

- 16/01794/FUL The change of use of land for the siting of 2 No. Boots optical units with ramp at Yeovil District Hospital (Boiler Room Site) Higher Kingston Yeovil BA21 4AT  
Applicant Boots Opticians  
**APPROVAL** subject to conditions
- 16/01795/ADV The display of 6 No. non illuminated vinyl signs on 2 No. mobile Boots optical units at Yeovil District Hospital (Boiler Room Site) Higher Kingston Yeovil BA21 4AT  
Applicant Boots Opticians  
**APPROVAL** subject to conditions
- 16/01810/FUL The erection of a replacement front boundary wall with new railings and new block paving to widened access and driveway at 64 Grove Avenue Yeovil Somerset BA20 2BE  
Applicant Mr M Gee  
**APPROVAL** subject to conditions
- 16/01860/S73A Application to vary condition No. 05 (number of children) of planning permission 99/00222/COU to increase the number to a total 47 children at First Steps Nursery 148 Hendford Hill Yeovil Somerset BA20 2RG  
Applicant First Steps Nursery  
**APPROVAL** subject to conditions
- 16/01964/FUL The erection of an additional floor to existing building to form 1 No. additional apartment at 1 Goldcroft Yeovil Somerset BA21 4DX  
Applicant Mr Paul Hamblin  
**APPROVAL** subject to conditions
- 16/02006/FUL The erection of a single storey workshop building and a single storey extension to the Da Vinci restaurant and associated building at Yeovil College Mudford Road Yeovil BA21 4DR  
Applicant Yeovil College  
**APPROVAL** subject to conditions
- 16/02007/ADV To display a non-illuminated projecting sign at I Church Terrace Silver Street Yeovil Somerset BA20 1HX  
Applicant Mr Craig Howes  
**APPROVAL** subject to conditions

- 16/02008/FUL The erection of a replacement garage at 33 Chilton Grove Yeovil Somerset BA21 4AW  
Applicant Mr and Mrs Richard Paine  
**APPROVAL** subject to conditions
- 16/02105/FUL The erection of a new B1 office with associated facilities and parking at 24 Hendford Yeovil Somerset BA20 1TG  
Applicant Mr John Bishop  
**APPROVAL** subject to conditions
- 16/02139/FUL The erection of a single storey rear/part side extension to dwellinghouse at 58 Springfield Road Yeovil Somerset BA21 3NJ  
Applicant Mrs S Lane  
**APPROVAL** subject to conditions
- 16/02170/S73A Application to the 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 at 80 South Street Yeovil Somerset BA20 1QH  
Applicant South Somerset District Council  
**APPROVAL** subject to conditions
- 16/02275/FUL The erection of a first floor side extension to dwellinghouse at 39 Richmond Road Yeovil Somerset BA20 1BA  
Applicant Mr and Mrs M Deegan  
**APPROVAL** subject to conditions
- 16/02286/TPO 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 at 66 Southway Drive Yeovil Somerset BA21 3ED  
Applicant Mrs Dyer  
**APPROVAL** subject to conditions
- 16/02288/FUL The carrying out of operations to raise the ground level to provide a hardstanding (Part Retrospective) at 12 Fielding Road Yeovil Somerset BA21 4RG  
Applicant Mr Kelvin Butcher  
**APPROVAL** subject to conditions

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.