



Yeovil Town Council

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Planning Committee

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 19 September 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 September 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.

9/153 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/154 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.

9/155 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 August 2016.

9/156 PLANS LIST (Pages 3 to 6)

9/157 NEIGHBOURING PARISH COUNCIL CONSULTATION

To consider an application at SMV Commercials, Brympton Way, Yeovil, BA20 2HP at page 7.

9/158 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

To note the Tree Preservation Order application at 14 College Green, Yeovil, Somerset BA21 4JU at page 8.

9/159 APPLICATION AT YEOVIL SKI CENTRE – FOR INFORMATION ONLY

To note a report by the Deputy Town Clerk in respect of an application at the Yeovil Ski Centre at page 9.

9/160 APPLICATION AT THORNE LANE, YEOVIL – FOR INFORMATION ONLY

To note a report by the Deputy Town Clerk in respect of an application at Thorne Lane, Yeovil at page 10.

9/161 CORRESPONDENCE

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

9/162 PLANNING DECISIONS (Pages 11 to 12)

PLANNING MEETING
MONDAY 19 SEPTEMBER 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.

9/156 **PLANS LIST – FOR CONSIDERATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	16/03422/FUL South	McDonalds Restaurants Ltd	McDonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU	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	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1603422FUL						
2	16/03423/ADV South	McDonalds Restaurants Ltd	McDonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU	The display of 6 No. internally illuminated fascia signs	Simon Fox	
http://www.southsomerset.gov.uk/planningdetails/?id=1603423ADV						
3	16/03668/FUL Central	Hatton Woods Properties Ltd	80 South Street Yeovil Somerset BA20 1QH	The conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603668FUL						
4	16/03669/LBC Central	Hatton Woods Properties Ltd	80 South Street Yeovil Somerset BA20 1QH	Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603669LBC						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	16/03735/FUL South	Mr J Holloway	11 Cherry Tree Drive Yeovil Somerset BA20 2NJ	The erection of a single storey side extension incorporating existing garage	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1603735FUL						
6	16/02381/FUL Central	Prime Burger Company Ltd	48 Princes Street Yeovil Somerset BA20 1EQ	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)(Revised application)	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602381FUL						
7	16/02382/LBC Central	Prime Burger Company Ltd	48 Princes Street Yeovil Somerset BA20 1EQ	The carrying out of internal and external alterations (Revised Application)	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1602382LBC						
8	16/03309/FUL Central	Hatton Woods Properties Ltd	The Loft 19 - 20 High Street Yeovil Somerset BA20 1RX	Proposed additional storey to contain 3 No. new residential apartments and the carrying out of minor external alterations to existing rear elevation	Andrew Collins	
http://www.southsomerset.gov.uk/planningdetails/?id=1603309FUL						

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	16/03776/FUL South	Mr Chris Langdon	4 Cherry Tree Drive Yeovil BA20 2NJ	The erection of a two storey front extension to dwellinghouse	Jacqui Churchill	
http://www.southsomerset.gov.uk/planningdetails/?id=1603776FUL						
10	16/03823/FUL South	Mr Bernard Rudd	34 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1603823FUL						
11	16/03489/ADV Central	Rob Porter Dodson	Telford House The Park Yeovil Somerset BA21 1DY	The display of 2 No. Halo illuminated fascia signs and 2 No. non illuminated fascia signs	Jane Green	
http://www.southsomerset.gov.uk/planningdetails/?id=1603489ADV						

9/157 **NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/03412/FUL West Coker	Eagle Investments	SMV Commercials Brympton Way Lynx West Trading Estate Yeovil BA20 2HP	The erection of a new industrial building and change of use of land at rear to overflow car parking (Revised Application)	Andrew Collins
http://www.southsomerset.gov.uk/planningdetails/?id=1603412FUL					

9/158 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	16/03820/TPO	Miss Andrea Griffiths	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
http://www.southsomerset.gov.uk/planningdetails/?id=1603820TPO					

9/159 APPLICATION AT YEOVIL SKI CENTRE – FOR INFORMATION ONLY

Yeovil Ski Centre, Addlewell Lane, Yeovil (South Ward)

A prior notification application (16/03889/DEM) for the proposed demolition of the building at the ski centre at Addlewell Lane has been submitted by the Town Council. As applicant the Town Council is not in a position to comment on the application, but Members are requested to note that the application has been made.

For more details please follow the link:

<https://www.southsomerset.gov.uk/planningdetails/?id=1603889DEM>

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

(Helen Ferdinand, Deputy Town Clerk – 01935 382424)

9/160 APPLICATION AT THORNE LANE, YEOVIL – FOR INFORMATION ONLY

15/02535/FUL – Land OS 7300 (North of Red Brick Cottage) Thorne Lane, Yeovil

An application for '*the change of use of land from agricultural to community playing field and recreation use along with pavilion, associated access, replacement field accesses, car parking and associated works*' (15/02535/FUL) was considered at South Somerset District Council's Area South Committee on 7 September. The link to the officer's report containing all the information is as follows:

<http://modgov.southsomerset.gov.uk/documents/s11981/17%20Planning%20Application%2015-02535-FUL%20Lufton%20Playing%20Fields.pdf>

The application is located within Brympton Parish and some distance from the Yeovil Town boundary so the Town Council has not been consulted on the proposals and therefore the application has not been considered by this committee. However, the proposals are linked to a previous major application (15/03513/OUT) for a hotel, retail units, restaurant, etc at Huish Park (Yeovil Town FC) that was considered by this committee as a neighbouring parish consultation. The application was on dedicated public open space with the site at Thorne Lane being the replacement offer as part of the proposals.

Whilst the earlier major application at Huish Park remains undetermined and negotiations are still on-going, Members will note that the more recent application at Thorne Lane for a community playing field, etc. was refused at Area South Committee.

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

(Helen Ferdinand, Deputy Town Clerk – 01935 382424)

9/162 PLANNING DECISIONS

16/02804/ADV 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 at The Co Operative Group Food Ltd 176 St Michaels Avenue Yeovil Somerset BA21 4LX
Applicant Co Op Food

APPROVAL subject to conditions

16/02825/FUL Demolition of existing pavilion and the erection of a new single storey cricket/bowls pavilion and re-positioning of timber scorers building at Westland Leisure Complex Westbourne Close Yeovil Somerset BA20 2DD
Applicant South Somerset District Council

APPROVAL subject to conditions

16/02914/FUL The installation of 2 No. replacement windows to ground floor front (retrospective) and to replace 2 No. first floor front windows at 25 Hendford Yeovil Somerset BA20 1UN
Applicant Mostly Property LTD

APPROVAL subject to conditions

16/02916/FUL The installation of a new shop front at Help The Aged 60 Middle Street Yeovil BA20 1LX
Applicant Age UK

APPROVAL subject to conditions

16/02963/FUL The erection of a single storey rear extension to dwelling at 13 Chestnut Drive Yeovil Somerset BA20 2NL
Applicant Mr G J Witcombe and Miss J Knapman

APPROVAL subject to conditions

16/02999/ADV The display of 3 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign at 67-69 Middle Street Yeovil Somerset BA20 1LN
Applicant Bonmarche

APPROVAL subject to conditions

16/03016/S73 Application to vary planning condition 2 (hours of opening) of approval 11/01047/COU at 6A Union Street, Yeovil Somerset BA20 1PQ
Applicant My Caribbean Corner

APPROVAL subject to conditions

- 16/03028/FUL The erection of a new dwelling with parking at 74 Freedom Avenue Yeovil Somerset BA21 3JN
Applicant Miss N Rogers
- APPROVAL** subject to conditions
- 16/03103/COU The changes of use of premises from B1/B8 (industry/storage) to Use Class D2 (Leisure) at 2B Kingfisher Close Gazelle Road Lynx Trading Estate Yeovil Somerset BA20 2PJ
Applicant Mr Rob Harris
- APPROVAL** subject to conditions
- 16/03232/FUL The erection of a single storey side and rear extension to dwellinghouse at 76 Chelston Avenue Yeovil BA21 4PU
Applicant Mr & Mrs Andrew Glover
- APPROVAL** subject to conditions
- 16/03269/LBC The display of a non-illuminated fascia sign above lower window (implemented) at 46A Princes Street Yeovil Somerset BA20 1EQ
Applicant Western Care Ltd
- APPROVAL** subject to conditions
- 16/03375/FUL Conversion of loft space, erection of a single storey rear extension and construction of a raised patio to the rear of dwelling at 31 Turners Barn Lane Yeovil BA20 2LN
Applicant Mr and Mrs M Gulliver
- APPROVAL** subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.