



# Yeovil Town Council

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## Planning Committee

**Members of Yeovil Town Council are summoned to attend:**

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 11 June 2018**

The Place... **Town House, 19 Union Street, Yeovil**

Meetings are open to the Press and Public  
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language, please ring 01935 382424

Amanda Card  
Town Clerk

04 June 2018

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

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To: All Members of the Planning Committee

Phil Chandler

Joe Conway

Karl Gill

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock

Tony Lock

Jane Lowery

Sarah Lowery (Vice Chairman)

Graham Oakes (Chairman)

Evie Potts-Jones (Ex-Officio)

Andrew Pugsley

Faye Purbrick

Wes Read

Manny Roper

Alan Smith

Andy Soughton

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.

### **9/324 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/325 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.

### **9/326 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 8 May and 14 May 2018.

### **9/327 PLANS LIST** (Pages 2 to 8)

### **9/328 CORRESPONDENCE**

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

### **9/329 PLANNING DECISIONS** (Pages 9 to 11)

**PLANNING MEETING**  
**MONDAY 11 June 2018**

**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.

## 9/327 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/01434/OUT South	Mr J St Quintin	110 West Coker Road Yeovil BA20 2JE	Outline application for the erection of 5 dwellings including ancillary access road and parking.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801434OUT">https://www.southsomerset.gov.uk/planningdetails/?id=1801434OUT</a>						
2	18/01328/FUL Milford	Ms Tina Cross	1 Milford Road Yeovil BA21 4QE	The erection of a new dwelling attached to existing dwelling.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801328FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801328FUL</a>						
3	18/01317/FUL Preston	Miss L Dare	3 Watercombe Lane Yeovil BA20 2ED	Alterations to include demolition of conservatory and garage, erection of rear extension, conversion of attic into additional living accommodation, the formation of dormer and balcony and the erection of detached garage / outbuilding.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801317FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801317FUL</a>						
4	18/01502/FUL Preston	Mr Steven Roberts	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The reconfiguration of existing petrol filling station and associated works	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801502FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801502FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	18/01207/ADV Preston	Mr Robert Parkes	Asda Stores Ltd Preston Road Yeovil BA20 2HB	The display of 2 No. internally illuminated totem signs, 2 No. internally illuminated fascia signs, 3 No. non-illuminated fascia signs, 2 No. banner signs and 6 No. non-illuminated signs.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801207ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1801207ADV</a>						
6	18/01133/LBC Central	Miss Tara Tredger	1 Penn House St Nicholas Close Yeovil Somerset BA20 1SB	Replacing glass front door with a solid wooden door.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801133LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1801133LBC</a>						
7	18/01190/FUL Central	Mr Matt Thackwell	6 - 7 South Western Terrace Yeovil Somerset BA20 1NB	Internal and external alterations including knocking through and change of use from shop (use class A1) to mixed use A3/A4 (restaurant/cafe/drinking establishment)	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801190FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801190FUL</a>						
8	18/01191/ADV Central	Mr Matt Thackwell	6 - 7 South Western Terrace Yeovil Somerset BA20 1NB	The display of 1 No. non illuminated fascia sign.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801191ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1801191ADV</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	18/01060/FUL East	Pen Mill Infants & Nursery Academy	Pen Mill County Infant School St Michaels Avenue Yeovil BA21 4LD	Demolition of existing unsafe link corridor and abutting mono pitch roofed circulation area and construction of replacement buildings.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801060FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801060FUL</a>						
10	18/01630/S73 South	Somerset County Council	Land North Of Bunford Lane Yeovil Somerset	Application to vary conditions 2 (approved plans), 16 (noise mitigation), and 17 (travel plan) and remove conditions 4 (finished floor levels) and 8 (access arrangements) of approval 16/03628/FUL	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801630S73">https://www.southsomerset.gov.uk/planningdetails/?id=1801630S73</a>						
11	18/01765/R3D Hollands	South Somerset District Council	Land At Yeovil Recreation Centre Pickett Lane Yeovil Somerset	Application to formalise the use of existing overflow car park to allow use by Yeovil College including 6 No. 5m high lighting columns.	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801765R3D">https://www.southsomerset.gov.uk/planningdetails/?id=1801765R3D</a>						
12	18/01606/S73 South	Mr I White	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801606S73">https://www.southsomerset.gov.uk/planningdetails/?id=1801606S73</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	18/01605/S73A South	Mr I White	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Linda Hayden	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801605S73A">https://www.southsomerset.gov.uk/planningdetails/?id=1801605S73A</a>					
14	18/01743/FUL Central	Mrs Jusna Hussain	12 Roping Road Yeovil Somerset BA21 4BD	Erection of single storey rear extension to dwelling.	Jacqui Churchill	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801743FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801743FUL</a>					
15	18/01511/FUL Milford	Mr Scott Whittle	184 Goldcroft Yeovil Somerset BA21 4DB	The erection of a single storey extension with associated raised decking.	Jane Green	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801511FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801511FUL</a>					
16	18/01384/FUL South	Mr Colin Lawrence	6 Sandhurst Road Yeovil Somerset BA20 2LG	The erection of a single storey rear extension to dwellinghouse.	Jane Green	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801384FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801384FUL</a>					



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
17	18/01405/S73A Preston	Mrs Gemma Wilkes	108 Preston Road Yeovil Somerset BA20 2DY	Application to vary condition 2 (approved plans) of approval 17/02512/FUL to allow changes to the external surface of the 1st floor extension from render to lap cladding.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801405S73A">https://www.southsomerset.gov.uk/planningdetails/?id=1801405S73A</a>						
18	18/01493/ADV New Town	The MSG Group	5 Wyndham Street Yeovil BA20 1JJ	The display of 1 No. externally illuminated fascia sign.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801493ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1801493ADV</a>						
19	18/01415/ADV Central	Somerset And Dorset Family History Centre	1A Broadway House Peter Street Yeovil Somerset BA20 1PN	The display of 1 No. non illuminated fascia sign and 1 No. non illuminated projecting sign.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801415ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1801415ADV</a>						
20	18/01760/COL Park	Mr Duncan Neil Richards	21 The Park Yeovil Somerset BA20 1DG	Application for a lawful development certificate for the lawful commencement of 12/03941/FUL	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801760COL">https://www.southsomerset.gov.uk/planningdetails/?id=1801760COL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
21	18/01640/R3C Milford	Ian Mason	Milford Infants School Glenthorne Avenue Yeovil Somerset BA21 4PG	A new single storey modular building for a nursery classroom at Milford County Infant School located at Glenthorne Avenue Yeovil BA21 4PG	Ana Vilela (SCC)	
<a href="http://schpwebapppln.somerset.gov.uk/ePlanning/loadFullDetails.do?apId=41030">http://schpwebapppln.somerset.gov.uk/ePlanning/loadFullDetails.do?apId=41030</a>						

**9/329 PLANNING DECISIONS**

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/01063/COU	Holcote House Mudford Road Yeovil BA21 4AE	The change of use of premises from a non residential institution (Use Class D1) to a single dwellinghouse (Use Class C3)	Application Permitted with Conditions
18/01087/FUL	127 Huish Yeovil BA20 1BG	Rear single storey lean to extension and Single storey side extension.	Application Permitted with Conditions
18/01169/PDE	11 Watercombe Lane Yeovil Somerset BA20 2ED	Proposed rear extension (i) the projection of the proposed extension beyond the rear wall is 6.5m (ii) the maximum height of the extension is 2.7m (iii) the height at the eaves of the extension is 2.4m	Permission not required
18/01031/TPO	6 Home Drive Yeovil Somerset BA21 3AP	Application to fell 4 No. trees within South Somerset District Council's Tree Preservation Order (YEOV 3) 1994.	Application Permitted with Conditions
18/01171/P3JPA	Prestleigh House 38 - 40 Hendford Yeovil Somerset BA20 1UW	Prior approval for the change of use of offices to 17 residential flats	Application Permitted with Conditions
18/01215/FUL	56 Grove Avenue Yeovil Somerset BA20 2BE	The erection of a replacement attached garage to side of dwelling	Application Permitted with Conditions
18/00983/FUL	46 Marsh Lane Yeovil BA21 3BX	Demolition of existing garage, proposed double storey extension to side of property with carport space below and single storey rear extension.	Application Permitted with Conditions

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/00970/FUL	2 Sandown Close Yeovil BA20 1BS	Construction of first floor extension to side and alterations	Application Permitted with Conditions
18/00952/FUL	21 Southwoods Yeovil BA20 2QQ	To replace a demolished garage with a new 2 story extension to including a garage, office space to the rear with annex bedroom and living area above	Application Permitted with Conditions
18/01135/FUL	33 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Application Permitted with Conditions

18/00910/FUL	16A Middle Street Yeovil BA20 1LY	Application to replace the shop front, window and door at the ground floor, front of the premises.	Application Permitted with Conditions
18/00875/FUL	18 Belvedere Road Yeovil BA21 5JB	First floor side extension to dwelling	Application Permitted with Conditions
18/01042/FUL	17 Swallowcliffe Gardens Yeovil Somerset BA20 1DQ	Demolish existing garage, sun room and larder and the erection of a two storey rear extension and replacement garage	Application Permitted with Conditions
18/01012/S73	31 Princes Street Yeovil Somerset BA20 1EG	Application to vary condition 02 (approved plans) of 17/04261/FUL for the installation of an additional roof light	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/01013/S19	31 Princes Street Yeovil Somerset BA20 1EG	Application to vary condition 02 (approved plans) of 17/04261/LBC for the installation of an additional roof light.	Application Permitted with Conditions
18/01022/LBC	4 Church Street Yeovil Somerset BA20 1HE	The carrying out of internal and external alterations	Application Permitted with Conditions
18/00708/FUL	177 Ilchester Road Yeovil Somerset BA21 3BQ	Formation of vehicular access to existing hardstanding to front of property.	Application Permitted with Conditions
18/00683/LBC	Manor Hotel Hendford Yeovil Somerset BA20 1TG	Internal and external alterations to include installation of 2 No. bollards and installation of edge protection on pedestrian path	Application Permitted with Conditions
18/00682/FUL	Manor Hotel Hendford Yeovil Somerset BA20 1TG	Internal and external alterations to include installation of 2 No. bollards and installation of edge protection on pedestrian path.	Application Permitted with Conditions
18/00476/FUL	41 West Coker Road Yeovil BA20 2LY	The creation of a new vehicular access to form off road parking (Part retrospective).	Application Refused

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation