



# 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 12 November 2018**

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

Meetings are open to the Press and Public  
If you need this information in large print, Braille, audio or another  
language, please ring 01935 382424

Amanda Card  
Town Clerk

05 November 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

Michael Beales (BEM)

Phil Chandler

Joe Conway (OBE)

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.

### **9/359 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/360 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.

### **9/361 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15 October 2018.

### **9/362 PLANS LIST** (Pages 3 to 7)

### **9/363 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY** (Page 8)

### **9/364 CORRESPONDENCE**

To consider a verbal update by the Deputy Town Clerk regarding correspondence received, including a letter from Yeovil Hospital in respect of application 18/02462/FUL for a keyworker residential scheme at Goldcroft considered at the Planning Committee on 17 September 2018 (to follow).

### **9/365 PLANNING DECISIONS** (Pages 9 to 12)

To consider and recommend to Policy, Resources and Finance the budget for 2019/20.

**PLANNING MEETING**  
**MONDAY 12 November 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.

## 9/362 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/02750/FUL Yeovil Central	Stonewater Ltd	The Park School The Park Yeovil BA20 1DH	Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.	April Waterman	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02750%2fFUL">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02750%2fFUL</a>					
2	18/02390/FUL Park	Mr R Edge	59 Preston Road Yeovil BA20 2BW	Alterations and the conversion of main building from hostel to 9 residential flats.	Neale Hall	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802390FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802390FUL</a>					
3	18/03122/OUT Yeovil South	Ms Claire Chapman	62 West Coker Road Yeovil BA20 2JA	Outline application for the erection of a 3 bedroom dwelling at the rear of 62 West Coker Road (resubmission of 18/01546/OUT)	April Waterman	
4	18/03037/FUL West	Brothwell	Preston School A Business And Enterprise Academy Monks Dale Yeovil Somerset BA21 3JD	Alterations and refurbishment of existing toilets and the erection of a new extension to provide extra toilet facilities.	Linda Hayden	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1803037FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1803037FUL</a>					
5	18/03284/HOU Yeovil East	Mr & Mrs G Drapala	2 Glenville Road Yeovil BA21 5AF	The erection of single storey rear extension to dwelling.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1803284HOU">https://www.southsomerset.gov.uk/planningdetails/?id=1803284HOU</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
6	18/03261/HOU Yeovil East	Mr & Mrs S Hart	4 Glenville Road Yeovil BA21 5AF	Erection of single storey rear extension to dwelling	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03261%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03261%2fHOU</a>					
7	18/03336/HOU Milford	Mr M Northam	27 Highfield Road Yeovil Somerset BA21 4RP	Erection of a replacement detached garage.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03336%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03336%2fHOU</a>					
8	18/03344/HOU Milford	Mr & Mrs David Underhill	17 Elmhurst Avenue Yeovil Somerset BA21 4PP	The erection of single storey rear extension.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03344%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03344%2fHOU</a>					
9	18/02636/HOU East	Mr Garry Joyce	17 Clifton Close Yeovil BA21 5LB	Erection of carport (retrospective)	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02636%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02636%2fHOU</a>					
10	18/03495/PAIA Central	Mr Mark Thomas	17 Wyndham Street Yeovil Somerset BA20 1JH	Notification for prior approval for the proposed change of use of former ground floor shop to a residential unit	Linda Hayden	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03495%2fPAIA">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03495%2fPAIA</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
11	18/02811/HOU New Town	Mrs Lesley Measure	34 Grass Royal Yeovil Somerset BA21 4JW	Erection of single storey rear extension to dwelling and alterations to access path at the front of the dwelling.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02811%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02811%2fHOU</a>					
12	18/03148/HOU Milford	Mrs M Evans	22 Elmhurst Avenue Yeovil BA21 4PP	Alterations and the erection of a single storey rear extension to dwelling	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03148%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03148%2fHOU</a>					
13	18/02817/HOU Milford	Miss J Summers	114 Milford Road Yeovil BA21 4QG	The erection of single storey rear extension to dwelling.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02817%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02817%2fHOU</a>					
14	18/02357/FUL East	Mr & Mrs Dave Nardiello	237 St Michaels Avenue Yeovil BA21 4NA	The erection of a first floor extension to rear of dwellinghouse.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02357%2fFUL">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02357%2fFUL</a>					
15	18/03047/HOU Yeovil south	Mrs Dare	125 Westland Road Yeovil BA20 2AZ	Erection of a single story rear extension to form disabled shower.	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03047%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03047%2fHOU</a>					
16	18/02339/FUL South	Mr John Teasdale - Camelot Care	166 Hendford Hill Yeovil Somerset	Partial demolition, proposed change of use, conversion and extension to form 7 No. residential apartments with associated	April Waterman	



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
		(Yeovil) Ltd	BA20 2RG	parking and amenities.		
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02339%2fFUL">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02339%2fFUL</a>					
17	18/03117/HOU South	Mr & Mrs M. Cobley	22 West Coker Road Yeovil BA20 2LA	Alterations and conversion of the existing garage to domestic accommodation and the erection of a single storey extension to the rear with undercroft, front entrance porch and a new detached double garage	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03117%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f03117%2fHOU</a>					
18	18/02932/HOU Whitemead	Mr M Ralphs	92 White Mead Yeovil BA21 3RS	The erection of a single storey rear extension	Planning Case Team	
	<a href="https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02932%2fHOU">https://www.southsomerset.gov.uk/planningsearch/?keyword=18%2f02932%2fHOU</a>					

**9/363 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>	<b>Notes</b>
1	18/02444/FUL West Coker	S Morris Ltd	Plot 7A Gazelle Road Lynx Trading Estate Yeovil Somerset	Construction of a concrete batching and mixing plant and associated works	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802444FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802444FUL</a>						

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/03335/NMA	Safe & Sound Nursery 59 Preston Road Yeovil BA20 2BW	Non-material amendment to application 18/00133/FUL to allow alterations to fenestration	Application Permitted
18/03032/S73	141 Rosebery Avenue Yeovil Somerset BA21 5LF	Application to vary condition no. 2 (approved plans) of approval 18/00794/FUL to amend location of windows & doors	Application Permitted with Conditions
18/03120/S73	208 Goldcroft Yeovil Somerset BA21 4DA	Application to vary condition 2 (approved plans) of approval 18/00203/FUL to alter openings on north east and north west elevations.	Application Permitted with Conditions
18/02749/TCA	13 West Park Yeovil Somerset BA20 1DE	Application to carry out tree works within a conservation area AMENDED SPECIFICATION: Amended notification to crown-lift x1 Deodar Cedar to 3 metres above ground-level and to reduce the height of a Hornbeam hedge (02.10.2018)	Application Permitted
18/02677/P3JPA	Former Council Offices King George Street Yeovil Somerset BA20 1QT	Prior approval for the change of use of offices to form 3 residential apartments.	Application Permitted
18/02923/FUL	7 Wraxhill Road Yeovil Somerset BA20 2JZ	Demolish existing garage, log store and shed and the erection of detached car port.	Application Permitted with Conditions

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/02893/FUL	11 Wraxhill Road Yeovil Somerset BA20 2JZ	The erection of two storey rear extension to dwelling.	Application Permitted with Conditions
18/02566/ADV	Co-Op Yeovil Service Station Sherborne Road Yeovil Somerset BA21 5BQ	The display of various illuminated and non-illuminated signs.	Application Permitted with Conditions
18/02480/FUL	Co-Op Yeovil Service Station Sherborne Road Yeovil Somerset BA21 5BQ	Erection of an extension to existing deliveries store and replacement air conditioning and refrigeration plant.	Application Permitted with Conditions
18/02661/FUL	22 Maple Drive Yeovil Somerset BA20 2NW	The erection of a single ground floor extension to dwelling	Application Permitted with Conditions
18/02352/FUL	Parcroft Pre-School Playgroup Linden Road Yeovil BA20 2BH	The proposal is for a new log cabin to be used as an additional classroom	Application Permitted with Conditions
18/02643/FUL	13 West Park Yeovil Somerset BA20 1DE	The erection of a first floor extension, rear conservatory and carport and the conversion of existing garage into an annexe.	Application Permitted with Conditions

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/02303/ADV	Unit 3 Key Market House Middle Street Yeovil Somerset BA20 1LT	Display of 1 no. illuminated fascia sign, 1 no. illuminated hanging sign & 1 no. illuminated menu board	Application Permitted with Conditions
18/02674/FUL	20 Sparrow Road Yeovil Somerset BA21 4BT	Erection of a front entrance porch and single storey rear extension to dwellinghouse.	Application Permitted with Conditions
18/02302/FUL	Unit 3 Key Market House Middle Street Yeovil Somerset BA20 1LT	Alterations to shop front and provision of external seating area	Application Permitted with Conditions
18/02300/ADV	AKS (Yeovil) Ltd A K S House Addlewell Lane Yeovil Somerset BA20 1QN	The display of 5 illuminated fascia signs, 1 non illuminated vertical banner, 1 illuminated workshop sign, 1 illuminated totem, 1 illuminated directional sign and 3 flagpoles (Revised application)	Application Permitted with Conditions
18/02288/FUL	11 Cherry Tree Drive Yeovil BA20 2NJ	Erection of a single storey side extension incorporating existing garage (retrospective)	Application Permitted with Conditions
18/02026/FUL	13 Long Mead Brympton Yeovil BA21 3RH	Demolish existing garage and the erection of a two storey side and rear extension to dwellinghouse.	Application Permitted with Conditions

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/01963/FUL	25 Southwoods Yeovil BA20 2QQ	The erection of a single storey side extension to dwellinghouse.	Application Permitted with Conditions
18/01621/FUL	1 And 2 Preston Park Mews Preston Road Yeovil Somerset BA20 2EF	The erection of 2 detached chalet bungalows with a shared detached garage.	Application Permitted with Conditions
18/01328/FUL	1 Milford Road Yeovil BA21 4QE	The erection of a new dwelling attached to existing dwelling.	Application Permitted with Conditions
17/02839/FUL	Holcote House Mudford Road Yeovil Somerset BA21 4AE	The change of use of premises from a non residential institution (Use Class D1) to a single dwellinghouse (Use Class C3)	Application Withdrawn
13/00541/OUT	Goldcroft Allotments Milford Road Yeovil Somerset BA21 4DD	Application for the renewal of extant permission 05/01416/OUT for the residential development of land. (GR 355762/116772)	Application Withdrawn

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation