



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 13 August 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

06 August 2018

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

To: All Members of the Planning Committee

Michael Beales (BEM)

Phil Chandler

Joe Conway (MBE)

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 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.

9/337 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/338 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.

9/339 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 16 July 2018.

9/340 PLANS LIST (Pages 3 to 4)

9/341 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 5)

9/342 CORRESPONDENCE

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

9/343 PLANNING DECISIONS (Pages 6 to 8)

PLANNING MEETING
MONDAY 13 August 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.

9/340 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/01621/FUL Preston	Orme Architecture	1 And 2 Preston Park Mews Preston Road Yeovil Somerset BA20 2EF	The erection of 2 detached chalet bungalows with a shared detached garage	Linda Hayden	
https://www.southsomerset.gov.uk/planningdetails/?id=1801621FUL						
2	18/02418/FUL South	Mr & Mrs Steve Tucker	4 Sandhurst Road Yeovil Somerset BA20 2LG	The erection of single storey extension and replacement garage	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1802418FUL						
3	18/02015/ADV Central	Mr Joey Zhou	The Real China 66 Middle Street Yeovil BA20 1LX	Existing restaurant replace existing fascia sign and proposed advertisements consisting of internally illuminated fascia sign (only letters to be illuminated)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1802015ADV						
4	18/01832/FUL Central	Stonewater	Ben Jacobs Court Queensway Place Yeovil Somerset BA20 1FB	Erection of roof over existing bin store.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1801832FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	18/02204/FUL South	Mr And Mrs Tilley	28 Cherry Tree Drive Yeovil Somerset BA20 2NJ	The erection of a single storey rear extension to dwelling	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1802204FUL						
6	18/01982/FUL Preston	Mr & Mrs Lock	44 Westbourne Grove Yeovil BA20 2DQ	Loft extension to the side and rear of bungalow	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1801982FUL						
7	18/01989/FUL South	Mr John Teasdale	Land At 166 Hendford Hill Hendford Hill Yeovil Somerset BA20 2RG	Construction a 40 bedroom Dementia Care Home (Use Class C2) and associated parking.	Neale Hall	
https://www.southsomerset.gov.uk/planningdetails/?id=1801989FUL						
8	18/01865/COU Preston	James Palmer	Palmers Garden Centre Bernards Way Yeovil BA20 2FH	The change of use of 2 polytunnels and hanger from (storage) to (garden centre) (Part Retrospective)	Neale Hall	
https://www.southsomerset.gov.uk/planningdetails/?id=1801865COU						

9/341 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/02189/TPO Park Ward	Mr John Faulkner	Oaklands Primary School Preston Grove Yeovil BA20 2DU	Application to carry out surgery works to 1 No. Oak tree known as T2 in the SSDC (YEOV 3) 1991 Tree Preservation Order dated 09.04.91	Phillip Poulton	
https://www.southsomerset.gov.uk/planningdetails/?id=1802189TPO						

9/343 **PLANNING DECISIONS**

Planning Reference	Address	Proposal	Decision
18/01774/ADV	AKS Yeovil Renault A K S House Addlewell Lane Yeovil Somerset BA20 1QN	The display of 5 No internally illuminated fascia signs and 1 No. internally illuminated totem sign.	Application Withdrawn
18/01970/FUL	50 Glenthorne Avenue Yeovil Somerset BA21 4PG	First Floor extension	Application Permitted with Conditions
18/01765/R3D	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 3 No. 5m high lighting columns(with double lamps) and 2.4m high fencing.	Reg 3/4 Distr. permitted with conditions
18/01770/PDE	163 Preston Grove Yeovil Somerset BA20 2DB	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 6m (ii) the maximum height of the proposed extension is 3m (iii) the height at the eaves of the proposed extension is 3m.	Permission not required
18/01873/FUL	4 Parcroft Gardens Yeovil Somerset BA20 2BS	Alterations and the erection of a single storey side extension to dwelling.	Application Permitted with Conditions
18/01756/TPO	Holcote House Mudford Road Yeovil Somerset BA21 4AE	Application to fell a Monterey cypress tree known as T50 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 1997	Application Permitted with Conditions
18/01760/COL	21 The Park Yeovil Somerset BA20 1DG	Application for a lawful development certificate for the lawful commencement of 12/03941/FUL	Application Permitted

Planning Reference	Address	Proposal	Decision
18/01628/FUL	95 West Hendford Yeovil BA20 1XN	Loft conversion and the formation of 2 dormer roof extensions and a velux rooflight	Application Permitted with Conditions
18/01630/S73	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	Application Permitted with Conditions
18/01480/FUL	103 West Hendford Yeovil BA20 1XN	The erection of a single storey side and rear extension to dwellinghouse.	Application Permitted with Conditions
18/01595/FUL	Torre Court The Avenue Yeovil Somerset BA21 4BN	Replacement external two storey escape staircase	Application Permitted with Conditions
18/01266/FUL	The Real China Middle Street Yeovil BA20 1LX	Installation of Aluminium shop front (Part retrospective)	Application Permitted with Conditions
18/01405/S73A	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.	Application Permitted with Conditions
18/01207/ADV	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.	Split Decision
18/01190/FUL	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)	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/01191/ADV	6 - 7 South Western Terrace Yeovil Somerset BA20 1NB	The display of 1 No. externally illuminated fascia sign.	Application Permitted with Conditions
18/01502/FUL	Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB	The reconfiguration of existing petrol filling station and associated works	Application Permitted with Conditions
18/00852/S73A	Lidl Store Lyde Road Yeovil BA21 5DW	Application to vary condition 8 (delivery times) of planning approval 06/04452/FUL to vary hours for deliveries.	Application Permitted with Conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation