



# 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 14 May 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

08 May 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 Town Council pending formation of the Planning Committee

### **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.

### **9/316 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/317 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.

### **9/318 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 09 April 2018.

### **9/319 PLANS LIST** (Pages 2 to 7)

### **9/320 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION** (Page 8)

### **9/321 TREE PRESERVATION ORDER – FOR INFORMATION ONLY** (Page 8)

### **9/322 CORRESPONDENCE**

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

### **9/323 PLANNING DECISIONS** (Pages 9 to 10)

**PLANNING MEETING**  
**MONDAY 14 May 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.

## 9/319 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/01122/FUL East	Kenika Properties	Great Western Hotel 47 Camborne Grove Yeovil BA21 5DG	Change of use of former public house to 8no flats with associated internal, external works and parking.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801122FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801122FUL</a>						
2	18/01063/COU Hollands	Mr Adam Miller	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)	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801063COU">https://www.southsomerset.gov.uk/planningdetails/?id=1801063COU</a>						
3	18/01143/FUL Preston	Mr Stephen Murphy	80 Preston Road Yeovil BA20 2DX	The erection of a new dwelling with improved access (Revised application)	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801143FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801143FUL</a>						
4	18/00983/FUL West	Mr Sam Jarman	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.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800983FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800983FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	18/00952/FUL South	Mr Peter Conlon	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.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800952FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800952FUL</a>						
6	18/01171/P3JPA Central	Mr P Mann	Prestleigh House 38 - 40 Hendford Yeovil Somerset BA20 1UW	Prior approval for the change of use of offices to 17 residential flats	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801171P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1801171P3JPA</a>						
7	18/01318/FUL Long Mead	Mr And Mrs M Rollo	12 Parish Mews Yeovil Somerset BA21 3AS	Erection of two storey rear extension to dwelling.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801318FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801318FUL</a>						
8	18/01050/FUL South	Mr Norman Crabb	55 West Coker Road Yeovil Somerset BA20 2LZ	The erection of a replacement garage.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801050FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801050FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	18/01135/FUL South	Mr Clive Roberts	33 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Jacqui Churchill	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801135FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801135FUL</a>					
10	18/00970/FUL West	Mr & Mrs R Jean	2 Sandown Close Yeovil BA20 1BS	Construction of first floor extension to side and alterations	Jane Green	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800970FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800970FUL</a>					
11	18/00963/FUL South	Mr David Foster	1-3 Garrett Road Lynx Trading Estate Yeovil BA20 2TJ	Alteration and subdivision of existing building B1(c) B2 and B8 into 4 No. units and Change of Use of Unit 1 from B1(c) B2 and B8 to Business, General Industrial, Storage and Distribution B1 B2 and B8 and Sui Generis for the storage, display and sale of wall and floor tiles and associated products.	Sara De Barros	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800963FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800963FUL</a>					
12	18/00526/COU Central	Mr James Tucker	12 High Street Yeovil Somerset BA20 1RG	The change of use of land fronting premises from highway land to highway land/ outdoor seating area.	Jane Green	
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800526COU">https://www.southsomerset.gov.uk/planningdetails/?id=1800526COU</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	18/01087/FUL South	As Agent	127 Huish Yeovil BA20 1BG	Rear single storey lean to extension and Single storey side extension.	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801087FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801087FUL</a>						
14	18/00841/FUL East	Mr Wesley Larner	Duffields Babylon View Yeovil Somerset BA21 5HZ	The carrying out of alterations to raise the height of the rear canopy and the erection of a new structure to house additional storage bins	Sara De Barros	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800841FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800841FUL</a>						
15	18/00651/FUL West	Mr Robert Stenhouse	70 Ilchester Road Yeovil BA21 3BL	Construction of dormer window to South East roof slope and replacement garden room.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800651FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800651FUL</a>						
16	18/00794/FUL East	Mr Nathan Beck	141 Rosebery Avenue Yeovil Somerset BA21 5LF	The erection of a single storey front extension.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800794FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1800794FUL</a>						



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
17	18/01215/FUL Park	Mr And Mrs R N Barber	56 Grove Avenue Yeovil Somerset BA20 2BE	The erection of a replacement attached garage to side of dwelling	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801215FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801215FUL</a>						
18	17/04461/ADV Central	JT Retail	12 High Street Yeovil Somerset BA20 1RG	The display of an internally illuminated fascia sign (retrospective)	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1704461ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1704461ADV</a>						
19	18/01368/FUL Park	Mr And Mrs M White	17 Carisbrooke Gardens Yeovil Somerset BA20 1BX	Erection of single storey side extension and alterations to existing roof from flat to pitched.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801368FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801368FUL</a>						

## 9/320 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SCC Case Officer	Notes
1	18/00176/REM	Kier Living Limited	Land At Bunford Hollow West Coker Yeovil Somerset	Application for Reserved Matters following approval 13/01869/OUT to include approval of appearance, landscaping, layout and scale for the erection of 97 dwellings	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1800176REM">https://www.southsomerset.gov.uk/planningdetails/?id=1800176REM</a>						

## 9/321 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/01031/TPO	Subsidence Management Services	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.	Phillip Poulton	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801031TPO">https://www.southsomerset.gov.uk/planningdetails/?id=1801031TPO</a>						

**9/323      PLANNING DECISIONS**

18/00133/FUL      The erection of a pair of semi-detached dwellings and the erection of a single storey infill side extension to existing accommodation at 59 Preston Road Yeovil Somerset BA20 2BW  
Applicant Mr R Edge

**APPROVAL** subject to conditions

18/00290/FUL      Formation of a raised decking area on highway land for outside seating area and replacement front and rear windows and doors (part retrospective) at 70 Middle Street Yeovil BA20 1LU  
Applicant Mrs Isobel Rickards Sanger

**APPROVAL** subject to conditions

18/00426/FUL      Demolition of 2 No. porches and the erection of 2 No. replacement porches at 10 Rustywell Park Yeovil Somerset BA20 2NA  
Applicant Mr Fred Brown

**APPROVAL** subject to conditions

18/00497/FUL      The replacement and repositioning of windows to the side elevations of rear of dwelling at 132 Hendford Hill Yeovil BA20 2RG  
Applicant Mr & Mrs Watt

**APPROVAL** subject to conditions

18/00504/FUL      The erection of a three bedroom detached house at 22 Burroughes Avenue Yeovil BA21 3JU  
Applicant Mrs Denise Williams

**REFUSAL**

18/00652/ADV      The display of 1 No. non illuminated fascia sign to front elevation of shop at 16A Middle Street Yeovil BA20 1LY  
Applicant Gadgets4UK Ltd

**APPROVAL** subject to conditions

18/00669/FUL      The erection of a single storey side extension at 2 Hawthorn Road Yeovil Somerset BA21 5PG  
Applicant Mrs Jane Burrell

**APPROVAL** subject to conditions

18/00822/FUL      Erection of front entrance porch to the dwelling at 27 Westfield Grove Yeovil  
Somerset BA21 3DJ  
Applicant Miss Y Vaughan

**APPROVAL** subject to conditions

18/00863/LBC      Replacement of 6 No. bronze plaques and cleaning of stonework at War  
Memorial The Borough Silver Street Yeovil Somerset BA20 1RG  
Applicant Mrs Helen Ferdinand

**APPROVAL** subject to conditions

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation