



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Phone 01935 382424

Fax 01935 382429

E-mail town.clerk@yeovil.gov.uk

Planning Committee

Members of Yeovil Town Council are summoned to attend:

The Meeting... **Planning Committee**

The Time... **7.00pm**

The Date... **Monday 15 October 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 October 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 (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 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.

9/352 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/353 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.

9/354 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17 September 2018.

9/355 PLANS LIST (Pages 2 to 5)

9/356 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY (Page 6)

9/357 CORRESPONDENCE

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

9/358 PLANNING DECISIONS (Page 7)

PLANNING MEETING
MONDAY 15 October 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.

9/355 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/02695/FUL New Town	Blockworks Group Ltd	Thorne House Eastville Yeovil BA21 4JD	Alterations and the change of use of premises to 16 No. 1 bed self-contained supported living apartments (Use Class C3), with ancillary staff area, associated open space, car parking, demolition and construction of a new single storey side extension together with external works and alterations	Linda Hayden	
https://www.southsomerset.gov.uk/planningdetails/?id=1802695FUL						
2	18/02480/FUL East	The Group - The Co-Operative Group	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	Linda Hayden	
https://www.southsomerset.gov.uk/planningdetails/?id=1802480FUL						
3	18/02566/ADV East	CO-OPERATIVE FOOD	Co-Op Yeovil Service Station Sherborne Road Yeovil Somerset BA21 5BQ	The display of various illuminated and non-illuminated signs.	Linda Hayden	
https://www.southsomerset.gov.uk/planningdetails/?id=1802566ADV						
4	18/02425/ADV Central	Mr Gary Cashmore	Yeovil Country Park Centre Brunswick Street Yeovil Somerset BA20 1QZ	Erection of a 8 metre flag pole to display flags associated with the Yeovil Country Park	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1802425ADV						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	18/01385/ADV Central	South Somerset District Council	Yeovil Country Park Centre Brunswick Street Yeovil BA20 1QZ	The display of 5 No. non illuminated fascia signs.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1801385ADV						
6	18/02288/FUL South	Mr J Holloway	11 Cherry Tree Drive Yeovil BA20 2NJ	Erection of a single storey side extension incorporating existing garage	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1802288FUL						
7	18/03032/S73 East	Mr Nathan Beck	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	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1803032S73						
8	18/02661/FUL South	Mr And Mrs Varley	22 Maple Drive Yeovil Somerset BA20 2NW	The erection of a single ground floor extension to dwelling	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1802661FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	18/03120/S73 Milford	Mr And Mrs J P Trott	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.	Planning Case Team	
https://www.southsomerset.gov.uk/planningdetails/?id=1803120S73						
10	18/02893/FUL South	Mr A. S. White And Miss R. J. Bryan	11 Wraxhill Road Yeovil Somerset BA20 2JZ	The erection of two storey rear extension to dwelling.	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1802893FUL						
11	18/02923/FUL South	Mrs J A Lewis	7 Wraxhill Road Yeovil Somerset BA20 2JZ	Demolish existing garage, log store and shed and the erection of detached car port.	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1802923FUL						
12	18/01122/FUL East	Kenika Properties	Great Western Hotel 47 Camborne Grove Yeovil BA21 5DG	Change of use of former public house to 8 no flats with associated internal, external works and parking. AMENDED PLANS/ADDITIONAL INFORMATION	Neale Hall	
https://www.southsomerset.gov.uk/planningdetails/?id=1801122FUL						

9/356 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	15/01000/OUT East Coker	Keyford Landowners	Land At Keyford Dorchester Road Yeovil Somerset	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)	Simon Fox	
https://www.southsomerset.gov.uk/planningdetails/?id=1501000OUT						

Planning Reference	Address	Proposal	Decision
18/02638/FUL	42 Marsh Lane Yeovil Somerset BA21 3BX	The erection of two storey side/rear extension to dwellinghouse with car port.	Application Withdrawn
18/02418/FUL	4 Sandhurst Road Yeovil Somerset BA20 2LG	The erection of single storey extension and replacement garage.	Application Permitted with Conditions
18/02021/FUL	92 Preston Road Yeovil BA20 2DY	The erection of single storey rear extension to dwelling.	Application Permitted with Conditions
18/01982/FUL	44 Westbourne Grove Yeovil BA20 2DQ	Loft extension to the side and rear of bungalow	Application Permitted with Conditions
18/01864/FUL	98 Abbey Road Yeovil BA21 3EZ	Alterations, demolition of existing garage and the erection of a two storey extension to dwellinghouse.	Application Permitted with Conditions
18/01743/FUL	12 Roping Road Yeovil Somerset BA21 4BD	Erection of single storey rear extension to dwelling.	Application Permitted with Conditions
18/01546/OUT	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	Application Withdrawn

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation