



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 16 July 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

09 July 2018

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

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 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.

9/330 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/331 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.

9/332 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 11 June 2018.

9/333 PLANS LIST (Pages 2 to 6)

9/334 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION (Page 7)

9/335 CORRESPONDENCE

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

9/336 PLANNING DECISIONS (Pages 8 to 11)

PLANNING MEETING
MONDAY 16 July 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.

9/333 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/01546/OUT South	Miss 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	Sara De Barros	
https://www.southsomerset.gov.uk/planningdetails/?id=1801546OUT						
2	18/01704/FUL South	Mr Nick Barnes	47 Rowan Way Yeovil BA20 2NP	Erection of an attached dwelling	Sara De Barros	
https://www.southsomerset.gov.uk/planningdetails/?id=1801704FUL						
3	18/01873/FUL Park	Mr Stuart Redgrave	4 Parcroft Gardens Yeovil Somerset BA20 2BS	Alterations and the erection of a single storey side extension to dwelling.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1801873FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	18/02116/R3D Central	Mr Peter Biggenden	Petters House Petters Way Yeovil Somerset BA20 1AS	Provision of new entrance doors and glazed screen to main entrance.	Neale Hall	
https://www.southsomerset.gov.uk/planningdetails/?id=1802116R3D						
5	18/01516/COU Central	Spirit Gymnastics Academy Ltd	1 Seaton Mews West Hendford Yeovil Somerset BA20 2AG	The change of use of premises from Use Class B1/B8 and D1 to Use Class B1/B8/D1 and D2.	Sara De Barros	
https://www.southsomerset.gov.uk/planningdetails/?id=1801516COU						
6	18/01970/FUL Central	Mr And Mrs M A Summers	50 Glenthorne Avenue Yeovil Somerset BA21 4PG	First Floor extension	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1801970FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	18/01774/ADV Central	Mr Steven Studley	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.	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1801774ADV					
8	18/01628/FUL South	Mr R Brooks	95 West Hendford Yeovil BA20 1XN	Loft conversion and the formation of 2 dormer roof extensions and a velux rooflight	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1801628FUL					
9	18/01480/FUL South	Mr & Mrs Nick Gregory	103 West Hendford Yeovil BA20 1XN	The erection of a single storey side and rear extension to dwellinghouse.	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1801480FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	18/01266/FUL Central	Mr Joey Zhou	The Real China Middle Street Yeovil BA20 1LX	Installation of Aluminium shop front	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1801266FUL						
11	18/01595/FUL Central	M And A Clarke	The Avenue Yeovil Somerset BA21 4BN	Replacement external two storey escape staircase	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1801595FUL						

9/334 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	DCC Case Officer	Notes
1	WD/D/18/001313 Bradford Abbas	John Swain Ltd	Land to the North of Compton Road Yeovil Somerset	Infilling of redundant slurry lagoon	Mr Andrew Helmore	
http://countyplanning.dorsetforyou.com/ePlanningOPS/tabPage3.jsp?apId=6006						

9/336 PLANNING DECISIONS

Planning Reference	Address	Proposal	Decision
18/01829/TCA	34 Grove Avenue Yeovil Somerset BA20 2BB	Application to carry out tree surgery works to a Eucalyptus tree within a designated conservation area.	Application Permitted
18/01771/PDE	76 Carisbrooke Gardens Yeovil Somerset BA20 1BY	Proposed rear extension (i) the projection of the proposed extension beyond the rear wall is 5.2m (ii) the maximum height of the proposed extension is 2.6m (iii) the height at the eaves of the extension is 2.6m	Planning Permission is required
18/01744/TPO	Yeovil College Ilchester Road Yeovil Somerset BA21 3BA	Application to carry out tree surgery works various trees within groups G1 and G2 of the SSDC (Yeovil No. 2) Tree Preservation Order 1997 (GR 355292/116640)	Application Permitted with Conditions
18/01635/PDE	6 The Avenue Yeovil Somerset BA21 4BJ	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 3.90m (ii) the maximum height of the extension is 3.65m (iii) the height at the eaves of the extension is 2.35m	Permission not required
18/01639/PDE	4 The Avenue Yeovil Somerset BA21 4BJ	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 3.90m (ii) the maximum height of the extension is 3.80m (iii) the height at the eaves of the extension is 2.45m	Permission not required
18/01493/ADV	5 Wyndham Street Yeovil BA20 1JJ	The display of 1 No. externally illuminated fascia sign.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/01415/ADV	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.	Application Permitted with Conditions
18/01317/FUL	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.	Application Permitted with Conditions
18/01511/FUL	184 Goldcroft Yeovil Somerset BA21 4DB	The erection of a single storey extension with associated raised decking and fencing	Application Permitted with Conditions
18/01368/FUL	17 Carisbrooke Gardens Yeovil Somerset BA20 1BX	Erection of single storey side extension and alterations to existing roof from flat to pitched.	Application Permitted with Conditions
18/01384/FUL	6 Sandhurst Road Yeovil Somerset BA20 2LG	The erection of a single storey rear extension to dwellinghouse.	Application Permitted with Conditions
18/01318/FUL	12 Parish Mews Yeovil Somerset BA21 3AS	Erection of two storey rear extension to dwelling.	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/01133/LBC	1 Penn House St Nicholas Close Yeovil Somerset BA20 1SB	Replacing glass front door with a solid wooden door.	Application Permitted with Conditions
18/01060/FUL	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.	Application Permitted with Conditions
18/00963/FUL	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.	Application Permitted with Conditions
18/01050/FUL	55 West Coker Road Yeovil Somerset BA20 2LZ	The erection of a replacement garage.	Application Permitted with Conditions
18/00841/FUL	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	Application Permitted with Conditions

Planning Reference	Address	Proposal	Decision
18/00794/FUL	141 Rosebery Avenue Yeovil Somerset BA21 5LF	The erection of a single storey front extension.	Application Permitted with Conditions
18/00526/COU	12 High Street Yeovil Somerset BA20 1RG	The change of use of land fronting premises from highway land to highway land/outdoor seating area (Retrospective)	Application Permitted with Conditions
17/04461/ADV	12 High Street Yeovil Somerset BA20 1RG	The display of an internally illuminated fascia sign (retrospective)	Application Permitted with Conditions
17/04313/FUL	Morrisons Lysander Road Yeovil BA20 2AU	The erection of 3 retail units (including a drive through unit), car wash area, tyre service area and small retail pod, within the existing car park (Retail units to comprise of uses within use classes A1, A2, A3 and mixed A1/A3 and A3/A5 uses).	Application Refused
17/02725/FUL	Fusion Park West Hendford Yeovil Somerset BA20 2JJ	The erection of a new build motor retail franchise with showroom, workshop, MOT and Valeting facilities and associated car parking and landscaping	Application Permitted with Conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation