



# 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 17 September 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

10 September 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.

### **9/344 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/345 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.

### **9/346 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 13 August 2018.

### **9/347 PLANS LIST** (Pages 3 to 8)

### **9/348 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY** (Page 9)

### **9/349 OTHER APPLICATIONS – FOR INFORMATION ONLY** (Page 9)

### **9/350 CORRESPONDENCE**

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

### **9/351 PLANNING DECISIONS** (Pages 10 to 11)

**PLANNING MEETING**  
**MONDAY 17 September 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.

## 9/347 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/02462/FUL Milford	Mr Julian Kavanagh	Goldcroft Yeovil BA21 4DQ	The erection of 2 no. buildings providing 66 no. apartments for NHS students and key workers residential accommodation with associated infrastructure (roads/parking/landscaping).	Linda Hayden	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802462FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802462FUL</a>						
2	18/02214/FUL Central	Mr John Sherman	1 Mitchelmore Road Yeovil BA21 4BA	Increase existing six bedroom HMO to eight bedrooms by converting the existing large integral garage to two bedrooms. Conversion of existing toilet and utility to the rear of the garage to a shower room and kitchen for use by these additional room occupants.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802214FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802214FUL</a>						
3	18/02340/COU West	Mr John Robinson	24A Coronation Avenue Yeovil BA21 3DY	Change of use of premises from a 6-bedroom House of Multiple Occupancy (use class C4 ) to an 8-bedroom House of Multiple Occupancy.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802340COU">https://www.southsomerset.gov.uk/planningdetails/?id=1802340COU</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	18/02212/FUL Holland	Mr & Mrs A Miller	Holcote House Mudford Road Yeovil BA21 4AE	Change of use of premises from non-residential institution (Use Class D1) to a single dwelling (Use Class C3) and alterations including removal of link section, formation of glazed canopy, reinstatement of chimney, front porch, opening up of external openings and new gates and railings.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802212FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802212FUL</a>						
5	18/02213/LBC Holland	Mr & Mrs A Miller	Holcote House Mudford Road Yeovil BA21 4AE	The carryout of internal and external alterations including the removal of link section and formation of new glazed canopy, reinstatement of chimney/porch, opening up of external openings, new gates and railings.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802213LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1802213LBC</a>						
6	18/01963/FUL South	Mr Sam Pollard	25 Southwoods Yeovil BA20 2QQ	The erection of a single storey side extension to dwellinghouse.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801963FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801963FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	18/02300/ADV Central	Mr Steven Studley	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)	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802300ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1802300ADV</a>						
8	18/02638/FUL Hollands	Mr Mark Newton	42 Marsh Lane Yeovil Somerset BA21 3BX	The erection of two storey side/rear extension to dwellinghouse with car port.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802638FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802638FUL</a>						
9	18/02026/FUL Long Mead	Mr & Mrs Andrew Sharp	13 Long Mead Brympton Yeovil BA21 3RH	Demolish existing garage and the erection of a two storey side and rear extension to dwellinghouse.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802026FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802026FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	18/02274/FUL Park	Mr Steve Cavill	Grovelands Residential Home 45 Grove Avenue Yeovil BA20 2BE	The creation of additional car parking.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802274FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802274FUL</a>						
11	18/02674/FUL Central	Miss M Sequeira	20 Sparrow Road Yeovil Somerset BA21 4BT	Erection of a front entrance porch and single storey rear extension to dwellinghouse.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802674FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802674FUL</a>						
12	18/01864/FUL West	Mr & Mrs Hattingh	98 Abbey Road Yeovil BA21 3EZ	Alterations, demolition of existing garage and the erection of a two storey extension to dwellinghouse.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1801864FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1801864FUL</a>						



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	18/02021/FUL Preston	Mr Steven Burrows	92 Preston Road Yeovil BA20 2DY	The erection of single storey rear extension to dwelling.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802021FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802021FUL</a>						
14	18/02352/FUL Park	Mrs Denise Jutson	Parcroft Pre-School Playgroup Linden Road Yeovil BA20 2BH	The proposal is for a new log cabin to be used as an additional classroom	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802352FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802352FUL</a>						
15	18/02302/FUL Central	Nando's Chickenland Ltd	Unit 3 Key Market House Middle Street Yeovil Somerset BA20 1LT	Alterations to shop front and provision of external seating area	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802302FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802302FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
16	18/02303/ADV Central	Nando's Chickenland Ltd -	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	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802303ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1802303ADV</a>						
17	18/02643/FUL Park	Mr And Mrs K R Lambert	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.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802643FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1802643FUL</a>						

## 9/348 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/02805/ HYBRID West Coker	Abbey Manor Group Ltd/Sainsburys Supermarkets Ltd	Land at Bunford Park Bunford Lane Yeovil Somerset	Hybrid mixed-use planning application on 21.6 hectares of land known as Bunford Park	Simon Fox	
Contact the Deputy Town Clerk for further details						

## 9/349 OTHER APPLICATIONS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	18/02677/P3JPA Central	Berkeley Leisure Group Ltd	Former Council Offices King George Street Yeovil Somerset BA20 1QT	Prior approval for the change of use of offices to form 3 residential apartments.	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802677P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1802677P3JPA</a>						
2	18/02569/PAMB South	Mr And Mrs Glover	Land Os 0043 Part Addlewell Lane Yeovil Somerset BA20 2RZ	Notification for prior approval for the change of use of agricultural building into 1 No. dwelling	April Waterman	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1802569PAMB">https://www.southsomerset.gov.uk/planningdetails/?id=1802569PAMB</a>						

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/02189/TPO	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	Application Permitted with Conditions
18/02015/ADV	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)	Application Permitted with Conditions
18/02204/FUL	28 Cherry Tree Drive Yeovil Somerset BA20 2NJ	The erection of a single storey rear extension to dwelling	Application Permitted with Conditions
18/02116/R3D	Petters House Petters Way Yeovil Somerset BA20 1AS	Provision of new entrance doors and glazed screen to main entrance.	Reg 3/4 Distr. permitted with conditions
18/01832/FUL	Ben Jacobs Court Queensway Place Yeovil Somerset BA20 1FB	Erection of roof over existing bin store.	Application Permitted with Conditions
18/01605/S73A	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Application Withdrawn

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
18/01516/COU	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.	Application Permitted with Conditions
17/02092/S73	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Application Withdrawn
17/02086/S73A	73-77 Hendford Hill Yeovil Somerset BA20 2QN	Application to vary/remove planning condition 8 (access) of approval 12/00236/FUL (to determine lawful commencement)	Application Withdrawn

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation