



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 10 April 2017**

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

4 April 2017

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

To: All Members of the Planning Committee

Pauline Lock (Chairman)

Sarah Lowery

Florin Boieangiu

Graham Oakes (Vice-Chairman)

Phil Chandler

Evie Potts-Jones

Joe Conway

Faye Purbrick

Gail Freeman-Bell

Wes Read

Kaysar Hussain

Manny Roper

Terry Ledlie

Darren Shutler (Ex-officio)

Mike Lock

Alan Smith

Tony Lock

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.

9/211 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/212 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.

9/213 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 13 March 2017.

9/214 PLANS LIST (Pages 3 to 6)

9/215 AMENDED PLANS / ADDITIONAL INFORMATION – FOR INFORMATION ONLY (Page 7)

9/216 CORRESPONDENCE

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

9/217 PLANNING DECISIONS (Pages 8 to 9)

PLANNING MEETING
MONDAY 10 April 2017

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.

9/214 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/01197/COU Milford	Bravo Charles Investments Ltd	48 Goldcroft Yeovil Somerset BA21 4DH	The change of use of premises from a dwelling to a HMO (house of multiple occupation)	Simon Fox	
https://www.southsomerset.gov.uk/planningdetails/?id=1701197COU						
2	17/01316/FUL New Town	Hayz Herman	88 Southville Yeovil Somerset BA21 4JF	The erection of a new dwelling with associated car parking	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1701316FUL						
3	17/00899/FUL Preston	Mrs Jennifer Rushton	7 Bell Chase Yeovil BA20 2FE	The erection of a replacement single storey rear extension to dwellinghouse	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1700899FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	17/01188/FUL South	Miss Anne French	76 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch (Retrospective)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1701188FUL						
5	17/01225/FUL Park	The Knoll Care Home Ltd	The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE	Demolition of existing garage/store building and erection of new laundry/store building (revised application)	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1701225FUL						
6	17/01192/FUL South	Mr Kevin Smith	71 Rustywell Park Yeovil Somerset BA20 2NA	The erection of a porch	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1701192FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	17/01324/FUL Park	Mr And Mrs G Wall	62 Carisbrooke Gardens Yeovil Somerset BA20 1BY	The erection of a single storey rear extension and alterations to roof of existing rear extension	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1701324FUL						
8	17/01462/FUL Milford	Mr Adam Simonite	23 Elmhurst Avenue Yeovil Somerset BA21 4PP	The erection of a two storey side extension and a single storey rear extension to dwellinghouse	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1701462FUL						
9	17/01507/FUL South	Mr David Staddon	6 Forest Hill Yeovil Somerset BA20 2PE	The carrying out of alterations to front garden (Retrospective)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1701507FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	17/01388/FUL Milford	Mr And Mrs C P Fisher	140 Hillcrest Road Yeovil Somerset BA21 4RF	The erection of a front entrance porch and W.C	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1701388FUL						
11	17/01118/ADV Yeovil Central	A-Plan Insurance	1 Silver Street Yeovil BA20 1HN	The display of an externally illuminated fascia sign and an externally illuminated projecting sign	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1701118ADV						

9/215 **AMENDED PLANS / ADDITIONAL INFORMATION** – FOR INFORMATION ONLY

1	17/00912/FUL Hollands	Mr & Mrs Passmore	5 Chilton Grove Yeovil Somerset BA21 4AN	The removal of existing garage and rear extension and the erection of two storey and single storey rear extensions	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1700912FUL						

9/217 PLANNING DECISIONS

- 16/05183/LBC The installation of handrails to front entrance porch and also at the bottom of entrance path at Penn Hill Dental Surgery 1 Penn Hill Yeovil Somerset BA20 1SF
Applicant Penn Hill Dental Surgery
- APPROVAL** subject to conditions
- 16/05192/FUL Alterations and the erection of a side extension to existing kiosk at Morrisons Petrol Station Lysander Road Yeovil BA20 2AU
Applicant Wm Morrison Supermarkets PLC
- APPROVAL** subject to conditions
- 17/00098/FUL The installation of replacement windows, the addition of 1 No. roof light to the rear, and the painting the external walls at 44 Hendford Yeovil BA20 1UW
Applicant Bamfords Ltd
- APPROVAL** subject to conditions
- 17/00129/FUL Alterations and the erection of a two storey rear extension to dwellinghouse and raised patio at 53 St Andrews Road Yeovil BA20 2DF
Applicant Mr & Mrs Mike Kerr
- REFUSAL**
- 17/00435/FUL The erection of a rear boundary fence and access gate at New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ
Applicant Mr J Wilding and Ms J Roberts
- APPROVAL** subject to conditions
- 17/00437/ADV Installation of an internally illuminated projecting sign at Yeovil District Hospital Higher Kingston Yeovil BA21 4AT
Applicant Boots
- APPROVAL** subject to conditions
- 17/00442/FUL The erection of a detached granny annexe at New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ
Applicant Mr J Wilding and Ms J Roberts
- APPROVAL** subject to conditions

- 17/00456/FUL Demolition of existing workshop and erection of a new dwelling with parking and the formation of new vehicular access at Land Adj 3 West Coker Road Yeovil Somerset BA20 2LU
Applicant Mr S Wood and Miss S Dagnell
- APPROVAL** subject to conditions
- 17/00484/ADV The display of 1 No. externally illuminated fascia/lettering sign, 1 No. externally illuminated free standing projecting sign and 1 No. externally illuminated free standing 'V' sign at 142 Preston Road Yeovil BA20 2EE
Applicant Newton Clarke Veterinary Surgeons
- APPROVAL** subject to conditions
- 17/00509/FUL The erection of a first floor rear extension to dwellinghouse at 9 Rustywell Hendford Hill Yeovil BA20 2RQ
Applicant Mr & Mrs Keays
- APPROVAL** subject to conditions
- 17/00536/FUL The erection of a two storey rear extension to dwellinghouse at 95 Plantagenet Chase Yeovil Somerset BA20 2PP
Applicant Mrs Lorraine Cocking
- APPROVAL** subject to conditions
- 17/00565/FUL The extension, alteration and conversion of existing dwelling into two dwellings at 2 Matthews Road Yeovil BA21 4JG
Applicant Mr P Perry
- APPROVAL** subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.