



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 12 June 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

5 June 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)

Jane Lowery

Florin Boieangiu

Graham Oakes (Vice-Chairman)

Phil Chandler

Evie Potts-Jones

Joe Conway

Andrew Pugsley

Gail Freeman-Bell

Faye Purbrick

Karl Gill

Wes Read

Kaysar Hussain

Manny Roper

Terry Ledlie

Darren Shutler (Ex-officio)

Mike Lock

Alan Smith

Tony Lock

Rob Stickland

Sarah Lowery

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.

9/230 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/231 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.

9/232 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 May 2017.

9/233 PLANS LIST (Pages 3 to 6)

9/234 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 7)

9/235 CORRESPONDENCE

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

9/236 PLANNING DECISIONS (Pages 8 to 9)

PLANNING MEETING
MONDAY 12 June 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.

PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/02282/FUL Hollands	Mrs J Fuller	Land Rear Of 120 To 124 Mudford Road Yeovil Somerset BA21 4PQ	The erection of a bungalow and double garage	Area South Planning	
https://www.southsomerset.gov.uk/planningdetails/?id=1702282FUL						
2	17/02075/FUL West	Mr L Daniel And Miss L Nardiello	102 Abbey Road Yeovil Somerset BA21 3EZ	The erection of a two storey and single storey rear extension to dwelling	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1702075FUL						
3	17/02341/FUL West	Mr Stephen Murphy	80 Preston Road Yeovil Somerset BA20 2DX	The erection of a single storey orangery extension to rear of dwellinghouse	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1702341FUL						
4	17/02085/FUL Hollands	Mr & Mrs Passmore	5 Chilton Grove Yeovil BA21 4AN	The removal of existing garage and rear extension and the erection of two storey and single storey rear extensions (revised application)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1702085FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	17/02206/FUL South	Camelot Care (Yeovil) Ltd	Acacia Nursing Home 166 Hendford Hill Yeovil Somerset BA20 2RG	The use of land for additional car Parking	Andrew Collins	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702206FUL					
6	17/01890/FUL New Town	Matthews Properties Ltd	5 Wyndham Street Yeovil BA20 1JJ	The erection of a single storey rear extension, the installation of 2 No. new windows to the west elevation of existing building and the re-positioning of air conditioning units (Revised application)	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1701890FUL					
7	17/02086/S73A South	Mr I White	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)	Simon Fox	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702086S73A					
8	17/02092/S73 South	Mr I White	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)	Simon Fox	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702092S73					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	17/02056/ADV Central	TSB	TSB King George Street Yeovil Somerset BA20 1PS	The display of 1 No. internally illuminated projecting sign	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702056ADV					
10	17/02057/FUL South	Mr & Mrs Lee Hill	47 Southwoods Yeovil BA20 2QQ	Alterations and the erection of a single storey extension to dwellinghouse.	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702057FUL					
11	17/02098/FUL South	Mr And Mrs P Francis	21 Sandhurst Road Yeovil Somerset BA20 2LE	The erection of a single storey rear extension to dwelling	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702098FUL					
12	17/02200/FUL South	Mr A Harrison	130 Seaton Road Yeovil BA20 2AR	The erection of single and two storey extensions to the rear of dwellinghouse	Jacqui Churchill	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702200FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	17/02006/FUL Milford	Mr Roger Sturgess	64 Mudford Road Yeovil Somerset BA21 4AB	The erection of a ground floor extension and new first floor and roof extension with balcony to dwelling	Jane Green	
	https://www.southsomerset.gov.uk/planningdetails/?id=1702006FUL					

9/234 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	Application No Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer
1	17/02169/TPO	Mr Peter Ryland	91 Hendford Hill Yeovil Somerset BA20 2RE	Application to carry out tree surgery works to a Holm tree, a Yew tree and a Western red cedar known as T2, T3 and T3 in the Yeovil No.4 Tree Preservation Order 1991	Phillip Poulton
https://www.southsomerset.gov.uk/planningdetails/?id=1702169TPO					
2	17/02269/TPO	Yeovil College	Yeovil College Mudford Road Yeovil Somerset BA21 4DR	Application to fell a Wellingtonia tree known as T13 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 1997	Phillip Poulton
<p><i>Decision notice issued 23 May 2017 granting consent for the following reason:</i></p> <p>The Wellingtonia has been aerially inspected by an appropriately experienced arborist and unfortunately, has been found to be in a dangerously decayed structural condition whilst also suffering from irreversibly declining vigour. Furthermore, it has recently shed a large branch. Subject to the condition imposed, the reluctant proposal to remove this landmark tree is considered to be prudent and justified within the busy environment of the College grounds. The college have offered to plant 3 replacement Wellingtonia trees in the Autumn.</p>					
https://www.southsomerset.gov.uk/planningdetails/?id=1702269TPO					

- 17/01118/ADV The display of an externally illuminated fascia sign and an externally illuminated projecting sign at 1 Silver Street Yeovil BA20 1HN
Applicant A-Plan Insurance
- APPROVAL** subject to conditions
- 17/01225/FUL Demolition of existing garage/store building and erection of new laundry/store building (revised application) at The Knoll Nursing Home 33 Preston Road Yeovil BA21 3AE
Applicant The Knoll Care Home Ltd
- APPROVAL** subject to conditions
- 17/01334/S73A Application to vary planning condition 2 (approved plans) of planning approval 14/05169/FUL to agree details of new external ground floor window changes at 15 Tanyard Way Yeovil BA20 1EH
Applicant Mrs I Brett
- APPROVAL** subject to conditions
- 17/01388/FUL The erection of a front entrance porch and W.C at 140 Hillcrest Road Yeovil Somerset BA21 4RF
Applicant Mr and Mrs C P Fisher
- APPROVAL** subject to conditions
- 17/01462/FUL The erection of a two storey side extension and a single storey rear extension to dwellinghouse at 23 Elmhurst Avenue Yeovil Somerset BA21 4PP
Applicant Mr Adam Simonite
- APPROVAL** subject to conditions
- 17/01559/FUL The erection of a two storey rear extension to dwellinghouse at 112 Mudford Road BA21 4AL
Applicant Mr Nicholas Worley
- REFUSAL**
- 17/01565/TPO Application to fell 1 No. Yew tree known as T.1 in the South Somerset District Council (Odcombe No. 1) Tree Preservation Order 2003 at The Lodge Westbury Gardens Higher Odcombe Yeovil Somerset BA22 8UR
Applicant Mr and Mrs Collins
- APPROVAL** subject to conditions

17/01566/FUL Alterations, the erection of a side extension and replacement garage at 38 Beaconfield Road Yeovil Somerset BA20 2JN
Applicant Sundial Developments

APPROVAL subject to conditions

17/01575/FUL The erection of a garage at 4 Lower Turners Barn Lane Yeovil Somerset BA20 2JH
Applicant Mr James Waterfall

APPROVAL subject to conditions

17/01606/FUL Demolition of existing shed and the erection of a single storey rear/side extension to dwellinghouse with additional patio area/extended decking area at 34 Grove Avenue Yeovil Somerset BA20 2BB
Applicant Mr Giles Bazley

APPROVAL subject to conditions

17/01642/FUL Alterations and the erection of a two storey rear extension to dwellinghouse at 24 Sandhurst Road Yeovil Somerset BA20 2LE
Applicant Mr and Mrs R J Lane

APPROVAL subject to conditions

17/01788/FUL Demolition of existing conservatory and the erection of an extension at 14 Lime Tree Avenue Yeovil Somerset BA20 2PW
Applicant Mr and Mrs Brian Tomlinson

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.