



# 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](mailto: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 13 February 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

06 February 2017

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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

Pauline Lock (Chairman)

Sarah Lowery

Florin Boieangiu

Graham Oakes (Vice-Chairman)

Kris Castle

Evie Potts-Jones

Phil Chandler

Faye Purbrick

Tristan Cobb

Wes Read

Joe Conway

Manny Roper

Gail Freeman-Bell

Darren Shutler (Ex-officio)

Kaysar Hussain

Alan Smith

Terry Ledlie

Rob Stickland

Mike Lock

Tony Lock

### **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.

### **9/194 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/195 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.

### **9/196 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 16 January 2017.

### **9/197 PLANS LIST** (Pages 3 to 7)

### **9/198 AMENDED PLANS / ADDITIONAL INFORMATION** (Page 8)

### **9/199 TREE PRESERVATION ORDER – FOR INFORMATION ONLY** (Page 9)

### **9/200 CORRESPONDENCE**

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

**9/201 PLANNING DECISIONS (Pages 10 to 13)**

**PLANNING MEETING**  
**MONDAY 13 February 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	17/00221/OUT Central	Abbey Manor Capital Partners	Land Adjoining Old Cinema Bed Centre Court Ash Yeovil Somerset	Outline consent for the demolition of existing buildings and the erection of a 10 unit residential apartment building (including details of access) and associated works	Simon Fox	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700221OUT">https://www.southsomerset.gov.uk/planningdetails/?id=1700221OUT</a>						
2	17/00442/FUL South	Mr J Wilding And Ms J Roberts	New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ	The erection of a detached granny annexe	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700442FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700442FUL</a>						
3	17/00435/FUL South	Mr J Wilding And Ms J Roberts	New Chapter 13 Southwoods Yeovil Somerset BA20 2QQ	The erection of a rear boundary fence and access gate	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700435FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700435FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	16/05529/TEA South	EE Ltd	Land Adj Bradfords Building Supplies Ltd 98 Hendford Hill Yeovil Somerset BA20 2QR	Notification for the prior approval of the siting and appearance of a 17.5m high telecommunications tower with 3 No. antennas, 2 No. dishes, 3 No. ground based equipment cabinets and other ancillary equipment thereto.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1605529TEA">https://www.southsomerset.gov.uk/planningdetails/?id=1605529TEA</a>						
5	16/05192/FUL South	Wm Morrison Supermarkets PLC	Morrisons Petrol Station Lysander Road Yeovil BA20 2AU	Alterations and the erection of a side extension to existing kiosk	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1605192FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1605192FUL</a>						
6	17/00485/PAIA Central	Acorn Land Ltd	15 Wyndham Street Yeovil Somerset BA20 1JH	Prior approval for the proposed change of use of ground floor former shop to a residential unit	Simon Fox	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700485PAIA">https://www.southsomerset.gov.uk/planningdetails/?id=1700485PAIA</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	17/00129/FUL Preston	Mr & Mrs Mike Kerr	53 St Andrews Road Yeovil BA20 2DF	Alterations and the erection of a two storey rear extension to dwellinghouse and raised patio	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700129FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700129FUL</a>						
8	17/00456/FUL South	Mr S Wood and Miss S Dagnell	Land Adj 3 West Coker Road Yeovil Somerset BA20 2LU	Demolition of existing workshop and erection of a new dwelling with parking and the formation of new vehicular access	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700456FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700456FUL</a>						
9	17/00437/ADV Central	Boots	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	Installation of an internally illuminated projecting sign	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700437ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1700437ADV</a>						



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	17/00098/FUL Central	Bamfords Ltd	44 Hendford Yeovil BA20 1UW	The installation of replacement windows, the addition of 1 No. rooflight to the rear, and the painting the external walls	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700098FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700098FUL</a>						
11	16/05183/LBC Central	Penn Hill Dental Surgery	Penn Hill Dental Surgery 1 Penn Hill Yeovil Somerset BA20 1SF	The installation of handrails to front entrance porch and also at the bottom of entrance path	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1605183LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1605183LBC</a>						

9/198 **AMENDED PLANS / ADDITIONAL INFORMATION – FOR CONSIDERATION**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>
1	16/05224/FUL Newtown	Matthews Properties Ltd	5 Wyndham Street Yeovil BA20 1JJ	The erection of a single storey rear extension, the installation of 2 new windows to west elevation of existing building, and repositioning of air conditioning units	Jane Green
	<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1605224FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1605224FUL</a>				

9/199 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>
1	17/00375/TPO Hollands	Mr Wes Read	Wellcombe House 94 Ilchester Road Yeovil BA21 3BL	To fell 1 Horse Chestnut tree and to carry out tree surgery works to various other trees all known to be within the South Somerset District Council (Yeovil No.7) Tree Preservation Order 1989	Phil Poulton
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700375TPO">https://www.southsomerset.gov.uk/planningdetails/?id=1700375TPO</a>					

**9/201**      **PLANNING DECISIONS**

16//03309/FUL      Proposed additional storey to contain 3 No. new residential apartments and the carrying out of minor external alterations to existing rear elevation at The Loft 19-20 High Street Yeovil Somerset BA20 1RX  
Applicant Hatton Wood Properties Ltd

**APPROVAL** subject to conditions

16/03668/FUL      The conversion of second floor from bedrooms to a self-contained flat and the installation of a conversion roof light at 80 South Street Yeovil Somerset BA20 1QH  
Applicant Hatton Woods Properties Ltd

**WITHDRAWN**

16/03669/LBC      Internal and external alterations and the conversion of a second floor from bedrooms to a self-contained flat and the installation of a conversion roof light at 80 South Street Yeovil Somerset BA20 1QH  
Applicant Hatton Woods Properties Ltd

**WITHDRAWN**

16/03944/FUL      Proposed demolition of existing single storey rear extension and the erection of a 2/3 storey replacement extension with minor alterations and the removal of a Western red cedar tree with replacement tree planting at Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ  
Applicant The Care Home Group

**REFUSAL**

16/04704/S73      Application to vary planning conditions 3 (hours of operation), 4 (number of dogs) and 7 (to remain ancillary) of approval 09/00904/FUL at 59 Grass Royal Yeovil Somerset BA21 4JS  
Applicant Mrs T Rees

**REFUSAL**

16/04826/FUL      Alterations, extension and the conversion of premises to form 5 No. residential units with car parking at 40-42 Hendford Yeovil BA20 1UW  
Applicant Bamfords Ltd

**APPROVAL** subject to conditions

- 16/04833/FUL The proposed erection of a cattery and retention of existing HMO compromising 12 bedsits, residential and bed and breakfast already permitted at 100-104 West Coker Road Yeovil BA20 2JG  
Applicant Mr R C Randall
- APPROVAL** subject to conditions
- 16/04894/LBC The carrying out of internal and external alterations including the removal of pier in kitchen/family room and formation of a new external door at 225 Preston Road Yeovil Somerset BA20 2EW  
Applicant Mr and Mrs J Brown
- APPROVAL** subject to conditions
- 16/04950/ADV The display of 3 No. externally illuminated fascia signs, 3 No. externally illuminated projecting signs and 3 No. non illuminated nameplates at Hsbc Bank 1 Middle Street Yeovil Somerset BA20 1LR  
Applicant Hsbc Holdings Plc
- APPROVAL** subject to conditions
- 16/04975/FUL The erection of a replacement single storey rear extension and a single storey side garage replacement extension at Teasel Cottage 195-197 Preston Road Yeovil BA20 2EG  
Applicant Mr Dominic Pomeroy
- APPROVAL** subject to conditions
- 16/04997/FUL The erection of car park barriers and bollards at Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB  
Applicant Asda Stores Ltd
- APPROVAL** subject to conditions
- 16/05160/ADV The display of 3 No. externally illuminated fascia signs at Westland Sports Centre Westbourne Close Yeovil Somerset BA20 2DD  
Applicant South Somerset District Council
- APPROVAL** subject to conditions
- 16/05169/FUL Over cladding of existing brick work at KFC Western Avenue Brympton Yeovil BA22 8YQ  
Applicant KFC UKI
- APPROVAL** subject to conditions

- 16/05205/TPO Application to carry out tree surgery works to numerous trees and to fell one Goat willow tree all known to be within the South Somerset District Council Tree Preservation Order 2002 at Morrison's Lysander Road Yeovil BA20 2AU  
Applicant Mark Law
- APPROVAL** subject to conditions
- 16/05271/FUL External alterations and the erection of a single storey side extension and front entrance canopy and additional car parking at Westland Sports Club House Westbourne Close Yeovil Somerset BA20 2DD  
Applicant South Somerset District Council
- APPROVAL** subject to conditions
- 16/05273/FUL The erection of replacement fence and wall at 51 Glenthorne Avenue Yeovil BA21 4PN  
Applicant Mr Glen Goodey
- APPROVAL** subject to conditions
- 16/05275/FUL Demolition of existing rear conservatory and construction of new rear single storey extension and raised decked area at 151 Ilchester Road Yeovil BA21 3BQ  
Applicant Mr B Egan
- APPROVAL** subject to conditions
- 16/05285/FUL Demolition of existing garage and sunroom and the erection of a detached double garage at 246 Goldcroft Yeovil Somerset BA21 4DA  
Applicant Mr I Hill and Miss V Meaden
- APPROVAL** subject to conditions
- 16/05289/FUL The erection of a new dwelling and improvements to existing access (Revised application) at 105 Preston Road Yeovil Somerset BA20 2DZ  
Applicant Mr and Mrs Robin Trowbridge
- APPROVAL** subject to conditions
- 16/05339/FUL The carrying out of alterations to shop front at Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT  
Applicant Kaspas (NW) Ltd
- APPROVAL** subject to conditions

16/05340/ADV The display of 2 No. internally illuminated fascia signs and 2 No. internally illuminated projecting signs at Unit 1 Keymarket House Middle Street Yeovil Somerset BA20 1LT  
Applicant Kaspas (NW) Ltd

**APPROVAL** subject to conditions

16/05349/TPO Application to carry out tree surgery works to a Black pine tree and a Sycamore tree all within the South Somerset District Council Tree Preservation Order 2001 at St Margaret's Hospice Little Tarratt Lane Yeovil Somerset BA20 2HU  
Applicant St Margaret's Hospice

**APPROVAL** subject to conditions

16/05425/FUL The erection of a single storey rear extension at 25 Highfield Road Yeovil Somerset BA21 4RP  
Applicant Mr William Hallett

**APPROVAL** subject to conditions

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council Recommendation.