



# 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 March 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 March 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)

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](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.

### **9/202 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/203 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.

### **9/204 MINUTES**

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

### **9/205 PLANS LIST** (Pages 3 to 8)

### **9/206 AMENDED PLANS / ADDITIONAL INFORMATION – FOR INFORMATION ONLY** (Page 9)

### **9/207 OTHER APPLICATIONS – FOR INFORMATION ONLY** (Page 10)

### **9/208 TREE PRESERVATION ORDER – FOR INFORMATION ONLY** (Page 11)

**9/209 CORRESPONDENCE**

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

**9/210 PLANNING DECISIONS (Pages 12 to 13)**

**PLANNING MEETING**  
**MONDAY 13 March 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**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/00920/FUL Central	Mr M Easton	Central House Church Street Yeovil BA20 1HE	The carrying out of external alterations by including 6 No. dormer windows to front roof, 4 No. dormers and 2 No. rooflights to rear and 1 No. new window at first floor rear elevation.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700920FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700920FUL</a>						
2	17/00904/FUL Central	Mr M Easton	Central House Church Street Yeovil BA20 1HE	The use of the ground floor as either Use Class B1 (a) (office) or Use Class A1/A2 (shop/financial and professional services) and the creation of a new doorway	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700904FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700904FUL</a>						
3	17/00536/FUL South	Mrs Lorraine Cocking	95 Plantagenet Chase Yeovil Somerset BA20 2PP	The erection of a two storey rear extension to dwellinghouse	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700536FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700536FUL</a>						

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	17/00658/FUL South	Honeywell Aerospace Yeovil	Building 155 Honeywell Aerospace Lysander Road Yeovil Somerset	The installation of 3 No. air receiver tanks with associated works to the roof of premises	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700658FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700658FUL</a>						
5	17/00509/FUL South	Mr & Mrs Keays	9 Rustywell Hendford Hill Yeovil BA20 2RQ	The erection of a first floor rear extension to dwellinghouse	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700509FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700509FUL</a>						
6	17/00484/ADV Preston	Newton Clarke Veterinary Surgeons	142 Preston Road Yeovil BA20 2EE	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	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700484ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1700484ADV</a>						

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	17/00687/FUL South	Mr Nick Rowe	14 Chestnut Drive Yeovil Somerset BA20 2NL	The erection of a two storey side extension to dwellinghouse	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700687FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700687FUL</a>						
8	17/00565/FUL New Town	Mr P Perry	2 Matthews Road Yeovil BA21 4JG	The extension, alteration and conversion of existing dwelling into two dwellings	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700565FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700565FUL</a>						
9	17/00679/S73 East	Elite Scaffolding South West Ltd	Unit 3 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HR	Application to vary condition No. 2 (approved plans) of approval 16/02482/FUL to make the extension smaller	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700679S73">https://www.southsomerset.gov.uk/planningdetails/?id=1700679S73</a>						



	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	17/00755/COU Central	Lamjvan Ltd	24 South Street Yeovil Somerset BA20 1NN	The change of use of premises from Use Class A5 (hot food takeaway) to a mixed use of Use Class A5 and Use Class A3 (restaurant)	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700755COU">https://www.southsomerset.gov.uk/planningdetails/?id=1700755COU</a>						
11	17/00912/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.	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700912FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700912FUL</a>						
12	17/00807/FUL Central	Hatton Woods Properties Ltd	80 South Street Yeovil Somerset BA20 1QH	The conversion of second floor from bedrooms to a self contained flat and the installation of 3 No. rooflights (revised application)	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700807FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700807FUL</a>						

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	17/00810/LBC Central	Hatton Woods Properties Ltd	80 South Street Yeovil Somerset BA20 1QH	Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the insertion of 3 No. rooflights to rear (revised application)	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700810LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1700810LBC</a>						
14	17/00956/FUL Long Mead	Mr And Mrs T Smith	18 Long Mead Brympton Yeovil Somerset BA21 3RH	The erection of single storey extensions to front and side of dwelling.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700956FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1700956FUL</a>						

9/206 **AMENDED PLANS / ADDITIONAL INFORMATION – 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	17/00456/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>					

9/207 **OTHER APPLICATIONS – FOR INFORMATION ONLY**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/00594/P3JPA Central	Mr Goldstein	First And Second Floors 8/10 Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of offices to 8 No. residential units	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700594P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1700594P3JPA</a>						
2	17/00973/P3JPA Central	Mr M Easton	Central House Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of first floor from offices to 5 No. residential units.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700973P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1700973P3JPA</a>						
3	17/00979/P3JPA Central	Mr M Easton	Central House Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of third floor from offices to 4 No. residential units.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700979P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1700979P3JPA</a>						
4	17/00981/P3JPA Central	Mr M Easton	Central House Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of second floor from offices to 5 No. residential units.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700981P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1700981P3JPA</a>						

9/208 **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	17/00631/TPO Milford	Mr Andrew Emmans	98 College Green Yeovil Somerset BA21 4JU	Application to carry out tree surgery works to a Horse Chestnut tree known as T.5 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993	Phillip Poulton
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1700631TPO">https://www.southsomerset.gov.uk/planningdetails/?id=1700631TPO</a>					

9/210 **PLANNING DECISIONS**

16/04070/LBC Demolition of roofless derelict building at The Tannery Eastland Road Yeovil BA21 4EU  
Applicant Chardstock Management Services Ltd

**REFUSAL**

16/05217/FUL The extension to car park, formation of retaining walls, landscaping and engineering works (Part retrospective/revised application) at First Steps Nursery 148 Hendford Hill Yeovil BA20 2RG  
Applicant Mr & Mrs Norris

**APPROVAL** subject to conditions

16/05268/S73A Application to vary planning conditions 2 (approved plans) and 4 (additional window) of approval 15/04493/FUL at 59 Chilton Grove Yeovil Somerset BA21 4AW  
Applicant Mr Hamid Mustafa

**APPROVAL** subject to conditions

16/05415/FUL Alterations and the erection of single storey extensions and a detached garage at High Croft 230 Preston Road Yeovil Somerset BA20 2EU  
Applicant Mr and Mrs Twine

**APPROVAL** subject to conditions

16/05457/TPO Application to carry out tree surgery works to 2 No. Oak trees within the South Somerset District Council (Brympton No. 2) Tree Preservation Order 2000 at Kingfisher School Site Boundary Road Houndstone Yeovil Somerset BA22 8SN  
Applicant BAM

**APPROVAL** subject to conditions

16/05486/FUL The erection of a two storey rear extension and front entrance porch to dwellinghouse at 37A Preston Road Yeovil BA21 3AE  
Applicant Mr & Mrs Pugh

**APPROVAL** subject to conditions

17/00375/TPO

Application to fell 1 No. 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 at Wellcombe House 94 Ilchester Road Yeovil Somerset BA21 3BL  
Applicant Mr Wes Read

**APPLICATION WITHDRAWN**

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.