



# 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 15 May 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

8 May 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 Town Council pending formation of the Planning Committee

### **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.

### **9/221 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/222 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.

### **9/223 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 10 April and 9 May 2017.

### **9/224 HOUSES IN MULTIPLE OCCUPATION (HMOs)**

Brief presentation by Simon Fox (SSDC) in respect of the new Article 4 Direction concerning houses in multiple occupation (HMOs) within areas of Yeovil.

### **9/225 PLANS LIST** (Pages 4 to 8)

### **9/226 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

To consider an application at Carpet Right Unit 5 Houndstone Retail Park Western Avenue Brympton at page 9.

**9/227 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 9)**

**9/228 CORRESPONDENCE**

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

**9/229 PLANNING DECISIONS (Pages 10 to 12)**

**PLANNING MEETING**  
**MONDAY 15 May 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.	17/01997/FUL Central	Yeovil District Hospital NHS Founda	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	The erection of a specialist Acute Day Surgery Unit and associated external Plant Room	Simon Fox	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701997FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701997FUL</a>						
2	17/01756/FUL South	Bourne Developments	108/110 West Coker Road Yeovil BA20 2JE	Demolition of bungalow at 110 West Coker Road and erection of 9 No. dwellings including ancillary access road and parking.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701756FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701756FUL</a>						
3	17/01478/FUL Central	HTI Fitness Ltd	4/6 Frederick Place Yeovil Somerset BA20 1LD	The change of use of premises from retail (Use Class A1) to a gym (Use Class D2) and the installation of air conditioning units.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701478FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701478FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
4	17/01819/FUL Central	Mr Goldstein	First And Second Floors 8/10 Church Street Yeovil BA20 1HE	The creation of 4 No. new window openings on north west elevation, 2 No. new windows, 1 No. new door and widening of 3 existing windows to create doorways in the internal courtyard and the erection of a new bridge link	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701819FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701819FUL</a>						
5	17/01826/S73 New Town	Jacobs Estates And Rental LLP	46/46A Mount Pleasant Yeovil Somerset BA21 4JL	Application to vary condition 2 (approved plans) of approval 16/00029/FUL to amend window positions/ replace opening windows with high level fixed lights on south west elevation/addition of mail delivery reception area adjoining entrance door.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701826S73">https://www.southsomerset.gov.uk/planningdetails/?id=1701826S73</a>						
6	17/01642/FUL South	Mr And Mrs R J Lane	24 Sandhurst Road Yeovil Somerset BA20 2LE	Alterations and the erection of a two storey rear extension to dwellinghouse	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701642FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701642FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
7	17/01575/FUL South	Mr James Waterfall	4 Lower Turners Barn Lane Yeovil Somerset BA20 2JH	The erection of a garage.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701575FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701575FUL</a>						
8	17/01606/FUL Park	Mr Giles Bazley	34 Grove Avenue Yeovil Somerset BA20 2BB	Demolition of existing shed and the erection of a single storey rear/side extension to dwellinghouse with additional patio area/extended decked area	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701606FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701606FUL</a>						
9	17/01566/FUL South	Sundial Developments	38 Beaconfield Road Yeovil Somerset BA20 2JN	Alterations, the erection of a side extension and replacement garage.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701566FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701566FUL</a>						



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
10	17/01500/FUL Preston	Mr D Pinkett	Land Rear Of 105 Preston Road Yeovil Somerset BA20 2DZ	The erection of a carport/shed to serve new dwelling under construction	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701500FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701500FUL</a>						
11	17/01788/FUL South	Mr And Mrs Brian Tomlinson	14 Lime Tree Avenue Yeovil Somerset BA20 2PW	Demolition of existing conservatory and the erection of an extension	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701788FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701788FUL</a>						
12	17/01559/FUL Hollands	Mr Nicholas Worley	112 Mudford Road Yeovil BA21 4AL	The erection of a two storey rear extension to dwellinghouse	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701559FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701559FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	17/01757/FUL Milford	Miss F Glover	186 Goldcroft Yeovil BA21 4DB	Alterations and the erection of single storey side extensions and the formation of a raised decked area	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701757FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701757FUL</a>						
14	17/01334/S73 Central	Mrs I Brett	15 Tanyard Way Yeovil BA20 1EH	Application to vary planning condition 2 (approved plans) of planning approval 14/05169/FUL to agree details of new external ground floor window changes	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701334S73">https://www.southsomerset.gov.uk/planningdetails/?id=1701334S73</a>						

**9/226 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

	<b>Application No Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>
1	17/01765/FUL Brympton	Carpetrigh Plc	Carpet Right Unit 5 Houndstone Retail Park Western Avenue Brympton Yeovil BA22 8YQ	The installation of replacement windows and the creation of 2 No. new large glazed windows to front elevation.	Jacqui Churchill
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701765FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1701765FUL</a>					

**9/227 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	17/01379/TPO	Mr Wes Read	Wellcombe House 94 Ilchester Road Yeovil BA21 3BL	Application to fell 1 No. Horse chestnut tree and 1 No. European Larch 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	Phillip Poulton
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1701379TPO">https://www.southsomerset.gov.uk/planningdetails/?id=1701379TPO</a>					

**9/229**      **PLANNING DECISIONS**

16/01772/FUL      The erection of a block of 4 No. flats and 1 No. attached dwelling with associated car parking and alterations to access (Revised application) at Land Adjoining 20 Camborne Grove Yeovil Somerset BA21 5DG  
Applicant Mr and Mrs D Boulton

**APPROVAL** subject to conditions

16/04661/FUL      Change of use, conversion and extension of former creamery building to form 85 new flats, provision of parking and retention of 14 existing flats at 3 Newton Road Yeovil Somerset BA20 1NF  
Applicant Acorn Developments SW Ltd

**APPROVAL** subject to conditions

17/00631/TPO      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 at 98 College Green Yeovil Somerset BA21 4JU  
Applicant Mr Andrew Emmans

**APPROVAL** subject to conditions

17/00658/FUL      The installation of 3 No. air receiver tanks with associated works to the roof of premises at Building 154 Normalair Garrett Lysander Road Yeovil Somerset  
Applicant Honeywell Aerospace Yeovil

**APPROVAL** subject to conditions

17/00679/S73      Application to vary condition No. 2 (approved plans) of approval 16/02482/FUL to make the extension smaller at Unit 3 33 Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HR  
Applicant Elite Scaffolding South West Ltd

**APPROVAL** subject to conditions

17/00687/FUL      The erection of a two storey side extension to dwellinghouse at 14 Chestnut Drive Yeovil Somerset BA20 2NL  
Applicant Mr Nick Rowe

**APPROVAL** subject to conditions

17/00755/COU      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) at 24 South Street Yeovil Somerset BA20 1NN  
Applicant Lamjvan Ltd

**APPROVAL** subject to conditions

- 17/00899/FUL The erection of a replacement single storey rear extension to dwellinghouse at 7 Bell Chase Yeovil BA20 2FE  
Applicant Mrs Jennifer Rushton
- APPROVAL** subject to conditions
- 17/00904/FUL 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 at Central House Church Street Yeovil BA20 1HE  
Applicant Mr M Easton
- APPROVAL** subject to conditions
- 17/00912/FUL The removal of existing garage and rear extension and the erection of two storey and single storey rear extensions at 5 Chilton Grove Yeovil BA21 4AN  
Applicant Mr & Mrs Passmore
- REFUSAL**
- 17/00920/FUL 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 at Central House Church Street Yeovil BA20 1HE  
Applicant Mr M Easton
- APPROVAL** subject to conditions
- 17/00956/FUL The erection of single storey extensions to front and side of dwelling at 18 Long Mead Brympton Yeovil Somerset BA21 3RH  
Applicant Mr and Mrs T Smith
- APPROVAL** subject to conditions
- 17/01147/TPO Application to carry out tree surgery works to 5 trees all within the South Somerset District Council (Brympton No. 5) Tree Preservation Order 1999 at 31 Percivale Road Yeovil Somerset BA21 3GZ  
Applicant Mr Andrew Bainbridge
- APPROVAL** subject to conditions
- 17/01188/FUL The erection of a porch (Part retrospective) at 76 Rustywell Park Yeovil Somerset BA20 2NA  
Applicant Miss Anne French
- APPROVAL** subject to conditions

- 17/01192/FUL      The erection of a porch at 71 Rustywell Park Yeovil Somerset BA20 2NA  
Applicant Mr Kevin Smith
- APPROVAL** subject to conditions
- 17/01197/COU      The change of use of premises from a dwelling to a HMO (House of multiple  
occupation) at 48 Goldcroft Yeovil Somerset BA21 4DH  
Applicant Bravo Charlies Investments Ltd
- APPROVAL** subject to conditions
- 17/01324/FUL      The erection of a single storey rear extension and alterations to roof of  
existing rear extension at 52 Carisbrooke Gardens Yeovil Somerset BA20  
1BY  
Applicant Mr & Mrs G Wall
- APPROVAL** subject to conditions
- 17/01507/FUL      The carrying out of alterations to front garden (Retrospective) at 6 Forest Hill  
Yeovil Somerset BA20 2PE  
Applicant Mr David Staddon
- APPROVAL** subject to conditions

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.