



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 16 October 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

09 October 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)

Florin Boieangiu

Phil Chandler

Joe Conway

Karl Gill

Kaysar Hussain

Terry Ledlie

Mike Lock

Tony Lock

Sarah Lowery

Jane Lowery

Graham Oakes (Vice-Chairman)

Evie Potts-Jones

Andrew Pugsley

Faye Purbrick

Wes Read

Manny Roper

Darren Shutler (Ex-officio)

Alan Smith

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.

9/261 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/262 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.

9/263 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18 September 2017.

9/264 PLANS LIST (Pages 3 to 7)

9/265 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION (Page 8)

9/266 CORRESPONDENCE

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

PLANNING MEETING
MONDAY 16 October 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.

9/264 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/03460/FUL West	Mr Stephen Murphy	80 Preston Road Yeovil Somerset BA20 2DX	The erection of a new dwelling and the creation of a vehicular access to serve existing dwelling (revised application)	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703460FUL						
2	17/03549/FUL South	Mr & Mrs Nick Barnes	47 Rowan Way Yeovil BA20 2NP	The erection of an attached new dwelling	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703549FUL						
3	17/03782/FUL East	Lark Gas Assets Ltd	Fuel Oil Depot 54 Buckland Road Pen Mill Trading Estate Yeovil BA21 5HA	The siting of a 'standby electricity generation plant' with fencing and CCTV.	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703782FUL						
4	17/03922/FUL Preston	Mr And Mrs S A Hole	57 Westbourne Grove Yeovil Somerset BA20 2DG	The erection of a single storey rear extension and formation of a raised patio area.	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703922FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	17/03654/FUL West	Mr Daniel Edwards	Preston School A Business And Enterprise Academy Monks Dale Yeovil BA21 3JD	The retention of Elliott temporary classroom unit	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703654FUL						
6	17/03763/LBC Central	Mrs Diane Bedford	The Yeovil Wine Vaults 8-9 Wine Street Yeovil BA20 1PW	The repainting of exterior walls and windows/doors.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703763LBC						
7	17/03793/FUL Park	Mr Barker	17 Grove Avenue Yeovil BA20 2BD	The erection of a replacement conservatory to front of dwellinghouse.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703793FUL						
8	17/03690/LBC Central	Mr Andrew Hatton- Woods	4 Church Street Yeovil BA20 1HE	The carrying out of internal alterations including the removal of secondary staircase, office partitions and new door.	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703690LBC						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	17/03607/S73 South	Mrs Helen Southern	14 Lower Turners Barn Lane Yeovil BA20 2JH	Application to vary condition 2 (approved plans) of planning approval 15/05385/FUL to reduce projection of extension and remove doors on west and east elevations of garage	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703607S73						
10	17/03746/FUL South	Mr And Mrs R S Walters	21 Cypress Drive Yeovil Somerset BA20 2PX	The erection of a two storey rear extension to dwelling	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703746FUL						
11	17/03837/FUL Central	Mr Hasson Sabeh	125-129 Middle Street Yeovil Somerset BA20 1NA	The replacement of 11 windows and 1 door to first and second floor flats	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703837FUL						
12	17/03884/FUL Central	Walk On Fitness Ltd	4/6 Frederick Place Yeovil Somerset BA20 1LD	The carrying out of alterations to shop front.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703884FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	17/03683/FUL Preston	Palmers Trading Estate (Preston) Ltd	Palmers Garden Centre Bernards Way Yeovil Somerset BA20 2FH	Proposed roof replacement to part of garden centre.	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703683FUL						
14	17/04001/S73A East	Mr D Hutter	Flushing Meadow Sherborne Road Yeovil Somerset BA21 5BG	Application to vary planning condition 12 (approved plans) of approval 12/04247/FUL for a revised design of industrial building.	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1704001S73A						
15	17/03829/FUL Milford	Mr & Mrs A Glover	76 Chelston Avenue Yeovil BA21 4PU	The erection of a single storey side and rear extension to dwelling house - Revised Application	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703829FUL						

9/265 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/03765/FUL Yeovil Without	Gavin Patten	15 Alastair Drive Yeovil BA21 3BT	The erection of a replacement rear single storey extension to dwellinghouse.	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703765FUL						

9/267 PLANNING DECISIONS

17/02547/FUL The carrying out of external alterations including replacement door and the addition of 1 new window and replacement of all ground floor windows at Central House Church Street Yeovil BA20 1HE
Applicant Mr M Easton

APPROVAL subject to conditions

17/02671/FUL Replacement roof covering to part of existing building at Building 134 Normalair Garrett Lysander Road Yeovil Somerset BA20 2YD
Applicant Honeywell Aerospace

APPROVAL subject to conditions

17/03197/FUL The erection of a single storey rear kitchen extension and a two storey side extension to dwellinghouse at 66 Rowan Way Yeovil Somerset BA20 2NR
Applicant Mr C Turner

APPROVAL subject to conditions

17/03210/FUL The erection of a single storey rear extension to nursing home (part retrospective) at Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ
Applicant The Care Home Group Ltd

APPROVAL subject to conditions

17/03250/S73A Variation to condition 2 (approved plans) of planning approval 17/02075/FUL to alter east gable window dimensions W1 and W2, add W4 at 102 Abbey Road Yeovil Somerset BA21 3EZ
Applicant Mr L Daniel and Miss L Nardiello

APPROVAL subject to conditions

17/03270/FUL The erection of a single storey rear extension to dwellinghouse at 31 Westbourne Grove Yeovil Somerset BA20 2DG
Applicant Mr John Bennett

APPROVAL subject to conditions

17/03280/FUL The change of use of Unit 2 from a Shop (Use Class A1) and the combination of both units to a singular A3 (Café/Restaurant) use with replacement windows and doors at 2 & 2A Ivel Square Yeovil Somerset BA20 1EY
Applicant Mr Peter Cornforth

APPROVAL subject to conditions

17/03331/FUL Alterations and the erection of a single/two storey rear extension to dwellinghouse and raised patio (revised application) at 53 St Andrews Road Yeovil BA20 2DF
Applicant Mr & Mrs Mike Kerr

APPROVAL subject to conditions

17/03333/FUL The erection of a first floor rear extension to dwellinghouse at 116 Mudford Road Yeovil Somerset BA21 4AL
Applicant Mr and Mrs R Gillard

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation