



# 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 17 July 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

10 July 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)

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](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.

### **9/237 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **9/238 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.

### **9/239 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 12 June 2017.

### **9/240 PLANS LIST** (Pages 3 to 8)

### **9/241 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

To consider an application at 22 Lower Wraxhill Road East Coker Yeovil BA20 2JU at page 9.

### **9/242 OTHER APPLICATIONS – FOR INFORMATION ONLY** (Page 9)

**9/243 CORRESPONDENCE**

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

**9/244 PLANNING DECISIONS (Pages 10 to 12)**

**PLANNING MEETING**  
**MONDAY 17 July 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	17/02725/FUL South	FJ Chalke & Abbey Manor Group Ltd	Fusion Park West Hendford Yeovil Somerset BA20 2JJ	The erection of a new build motor retail franchise with showroom, workshop, MOT and Valeting facilities and associated car parking and landscaping	Simon Fox	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702725FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702725FUL</a>						
2	17/02530/FUL Central	Mr G Culver	Land Rear Of 31 Princes Street Yeovil Somerset BA20 1EG	The erection of a four storey building comprising 7 No. flats with cycle and refuse storage and car parking provision.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702530FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702530FUL</a>						
3	17/02597/OUT South	Tauntfield Ltd	24 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ	The erection of an industrial unit (B1, B2, B8) including facility for trade counter operations (OUTLINE)	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702597OUT">https://www.southsomerset.gov.uk/planningdetails/?id=1702597OUT</a>						
4	17/02331/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	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702331FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702331FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
5	17/02756/OUT West	Ms D Williams	Land Adj 22 Burroughes Avenue Yeovil BA21 3JU	Outline consent for the erection of a chalet bungalow	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702756OUT">https://www.southsomerset.gov.uk/planningdetails/?id=1702756OUT</a>						
6	17/02702/LBC Central	Greenslade Taylor Hunt	Greenslade Taylor Hunt 22 Princes Street Yeovil Somerset BA20 1EQ	The carrying out of internal alterations to ground floor layout	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702702LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1702702LBC</a>						
7	17/02058/FUL West	Mr Ray Swain	20 Marl Close Yeovil BA21 3NG	The erection of a two storey rear extension to dwellinghouse	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702058FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702058FUL</a>						
8	17/02548/LBC Preston	Abbey Manor Group Ltd	The Abbey Preston Road Yeovil Somerset BA202EZ	The retention of a free standing mezzanine floor within the Tithe Barn	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702548LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1702548LBC</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
9	17/02875/S73 New Town	Jacobs Estates And Rental LLP	46/46A Mount Pleasant Yeovil Somerset BA21 4JL	Application to vary planning conditions 3 (materials) 6 (highway improvements) and 7 (lighting to parking area) of approval 16/00029/FUL	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702875S73">https://www.southsomerset.gov.uk/planningdetails/?id=1702875S73</a>						
10	17/02304/FUL Preston	Mr & Mrs David Smith	97 Bell Chase Yeovil BA20 2FF	The erection of a two storey side extension to dwellinghouse	Jane Green	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702304FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702304FUL</a>						
11	17/02620/LBC Preston	PJR Partnership	Preston Park House Preston Road Yeovil Somerset BA20 2EF	The carrying out of internal alterations to Plots 4 and 5	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702620LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1702620LBC</a>						
12	17/02362/ADV Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	The display of 1 No. externally illuminated fascia sign and 1 No. externally illuminated projecting sign.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702362ADV">https://www.southsomerset.gov.uk/planningdetails/?id=1702362ADV</a>						



	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
13	17/02361/FUL Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	Alterations and the change of use of a retail unit from Class Use A2 (professional services) to Class Use A3/A5 (food & drink/hot food & takeaway) including mechanical ventilation/air conditioning and condensers to rear.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702361FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702361FUL</a>						
14	17/02508/LBC Central	Verona Foods Ltd	29 Princes Street Yeovil BA20 1EG	The carrying out of internal and external alterations to premises	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702508LBC">https://www.southsomerset.gov.uk/planningdetails/?id=1702508LBC</a>						
15	17/02529/FUL New Town	Mr & Mrs James Watson	Wyndham Hill Veterinary Centre Sherborne Road Yeovil BA21 4HQ	Change of use from veterinary practice to dwelling together with a single storey extension.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702529FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702529FUL</a>						
16	17/02689/FUL Long Mead	Mr & Mrs Mark Lawrence	9 Hillborne Gardens Yeovil BA21 3SA	Alterations and the erection of a two storey rear extension to dwellinghouse.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702689FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702689FUL</a>						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
17	17/02512/FUL Preston	Mrs Gemma Wilkes	108 Preston Road Yeovil BA20 2DY	Alterations and the erection of a first floor rear extension to dwellinghouse	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702512FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702512FUL</a>						
18	17/02301/FUL Central	Wadworth And Co Ltd	The Armoury The Park Yeovil BA20 1DY	Proposed new fire escape window and associated works.	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702301FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702301FUL</a>						
19	17/02664/DPO South	Stonewater	Former Seatons Garage West Hendford Yeovil BA20 2AG	Discharge of Planning obligations associated with planning approval 05/00677/OUT between Abbey Manor Group and South Somerset District Council dated 27/11/07 regarding financial contributions	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702664DPO">https://www.southsomerset.gov.uk/planningdetails/?id=1702664DPO</a>						

**9/241 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>	<b>Notes</b>
1	17/02355/FUL East Coker	Mr Andrew Perkins	22 Lower Wraxhill Road East Coker Yeovil, BA20 2JU	The erection of a two storey side extension over existing garage and single storey rear extension	Jacqui Churchill	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702355FUL">https://www.southsomerset.gov.uk/planningdetails/?id=1702355FUL</a>						

**9/242 OTHER APPLICATIONS – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>SSDC Case Officer</b>	<b>Notes</b>
1	17/02681/P3JPA Central	Mr Easton	Central House Church Street Yeovil Somerset BA20 1HE	Prior approval for the change of use of ground floor from offices (Use Class B1a) to 3 No. residential apartments.	Andrew Collins	
<a href="https://www.southsomerset.gov.uk/planningdetails/?id=1702681P3JPA">https://www.southsomerset.gov.uk/planningdetails/?id=1702681P3JPA</a>						

**9/244**      **PLANNING DECISIONS**

17/01316/FUL      The erection of a new dwelling with associated car parking at 88 Southville Yeovil Somerset BA21 4JF  
Applicant Hayz Herman

**APPROVAL** subject to conditions

17/01478/FUL      The change of use of premises from retail (Use Class A1) to a gym (Use Class D2) and the installation of air conditioning units at 4/6 Frederick Place Yeovil Somerset BA20 1LD  
Applicant HTI Fitness Ltd

**APPROVAL** subject to conditions

17/01500/FUL      The erection of a carport/shed to serve new dwelling granted planning permission at Land Rear of 105 Preston Road Yeovil Somerset BA20 2DZ  
Applicant Mr D Pinkett

**APPROVAL** subject to conditions

17/01757/FUL      Alterations and the erection of single storey side extensions, the formation of a raised decked area and alterations to parking area at 186 Goldcroft Yeovil BA21 4DB  
Applicant Miss F Glover

**APPROVAL** subject to conditions

17/01826/S73      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 at 46/46A Mount Pleasant, Yeovil, Somerset, BA21 4JL  
Applicant Jacobs Estates and Rentals LLP

**APPROVAL** subject to conditions

17/01890/FUL      The erection of a single storey rear extension, the installation of 2 No. new windows to the north elevation of existing building and the re-positioning of air conditioning units (Revised application) at 5 Wyndham Street Yeovil BA20 1JJ  
Applicant Matthews Properties Ltd

**REFUSAL**

- 17/02006/FUL The erection of a ground floor extension and new first floor and roof extension with balcony to dwelling at 64 Mudford Road Yeovil Somerset BA21 4AB  
Applicant Mr Roger Sturgess
- APPROVAL** subject to conditions
- 17/02056/ADV The display of a 1 No. non illuminated projecting sign at TSB King George Street Yeovil Somerset BA20 1PS  
Applicant TSB
- APPROVAL** subject to conditions
- 17/02057/FUL Alterations and the erection of a single storey extension to dwellinghouse at 47 Southwoods Yeovil BA20 2QQ  
Applicant Mr & Mrs Lee Hill
- APPROVAL** subject to conditions
- 17/02075/FUL The erection of a two storey and single storey rear extension to dwelling at 102 Abbey Road Yeovil Somerset BA21 3EZ  
Applicant Mr L Daniel and Miss L Nardiello
- APPROVAL** subject to conditions
- 17/02085/FUL The removal of existing garage and rear extension and the erection of two storey and single storey rear extensions (Revised application) at 5 Chilton Grove Yeovil BA21 4AN  
Applicant Mr & Mrs Passmore
- APPROVAL** subject to conditions
- 17/02098/FUL The erection of a single storey rear extension to dwelling at 21 Sandhurst Road Yeovil Somerset BA20 2LE  
Applicant Mr and Mrs P Francis
- APPROVAL** subject to conditions
- 17/02169/TPO 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 at 91 Hendford Hill Yeovil Somerset BA20 2RE  
Applicant Mr Peter Ryland
- APPROVAL** subject to conditions

17/02341/FUL

The erection of a single storey orangery extension to rear of dwellinghouse  
at 80 Preston Road Yeovil Somerset BA20 2DX  
Applicant Mr Stephen Murphy

**APPROVAL** subject to conditions

**Note:**

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.