



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 18 September 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

11 September 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.

9/253 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

9/254 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.

9/255 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 August 2017.

9/256 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION (Page 4)

9/257 PLANS LIST (Pages 5 to 9)

9/258 OTHER APPLICATIONS – FOR INFORMATION ONLY (Page 10)

9/259 CORRESPONDENCE

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

9/260 PLANNING DECISIONS (Pages11 to 13)

PLANNING MEETING
MONDAY 18 September 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.

9/256 NEIGHBOURING PARISH COUNCIL CONSULTATION – FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/03320/OUT West Coker	Abbey Manor Developments Ltd	Land West of Bunford Hollow West Coker Yeovil Somerset	Outline application for residential development of up to 100 dwellings, the formation of a new access onto Watercombe Lane, associated open space and landscaping.	Simon Fox	
https://www.southsomerset.gov.uk/planningdetails/?id=1703320OUT						

9/257 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Office	Notes
1	17/03165/FUL Central	Interserve Prime Solutions	Yeovil District Hospital Higher Kingston Yeovil BA21 4AT	The erection of a new modular unit extension with associated external works	Simon Fox	
https://www.southsomerset.gov.uk/planningdetails/?id=1703165FUL						
2	17/03210/FUL Hollands	The Care Home Group Ltd	Tyndale Nursing Home 36 Preston Road Yeovil BA21 3AQ	The erection of a single storey rear extension to nursing home (part retrospective)	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703210FUL						
3	17/03516/COU East	Mr Clive Tuck	13 Buckland Road Pen Mill Trading Estate Yeovil BA21 5HA	Change of use of premises from industrial/warehouse (Use Class B8) to mixed use as a "social enterprise" training centre which incorporates various enterprises including recycling, upcycling, cafe and soft play area for use by The Hub	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703516COU						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Office	Notes
4	17/02839/FUL Hollands	Mrs Lisa Morgan	Holcote House Mudford Road Yeovil Somerset BA21 4AE	The change of use of premises from a non residential institution (Use Class D1) to a single dwellinghouse (Use Class C3)	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1702839FUL						
5	17/03573/FUL Hollands	Mr Nigel Brown	58 Marsh Lane Yeovil Somerset BA21 3BX	Alterations to roof of existing conservatory and the erection of an extension to conservatory to form single storey rear extension to dwellinghouse.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703573FUL						
6	17/02547/FUL Central	Mr M Easton	Central House Church Street Yeovil BA20 1HE	The carrying out of external alterations including replacement door and the addition of 1 new window and replacement of all ground floor windows	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1702547FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Office	Notes
7	17/03280/FUL Central	Mr Peter Cornforth	2 & 2A Ivel Square Yeovil Somerset BA20 1EY	The change of use of Unit 2 from a Shop (Use Class A1) and the combination of both units to a singular A3 (Cafe/Restaurant) use with replacement windows and doors	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703280FUL						
8	17/03342/FUL Central	Mr John White-Hamilton	First Floor 77-83 Princes Street Yeovil Somerset BA20 1EE	Alterations and the conversion of first floor office and shop storage space to provide two separate flats	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703342FUL						
9	17/03331/FUL Preston	Mr & Mrs Mike Kerr	53 St Andrews Road Yeovil BA20 2DF	Alterations and the erection of a single/two storey rear extension to dwellinghouse and raised patio (revised application)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703331FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Office	Notes
10	17/03333/FUL Hollands	Mr And Mrs R Gillard	116 Mudford Road Yeovil Somerset BA21 4AL	The erection of a first floor rear extension to dwellinghouse	Jacqui Churchill	
https://www.southsomerset.gov.uk/planningdetails/?id=1703333FUL						
11	17/02671/FUL South	Honeywell Aerospace Uk	Building 134 Normalair Garrett Lysander Road Yeovil Somerset BA20 2YD	Replacement roof covering to part of existing building	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1702671FUL						
12	17/03270/FUL Preston	Mr John Bennett	31 Westbourne Grove Yeovil Somerset BA20 2DG	The erection of a single storey rear extension to dwellinghouse	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703270FUL						

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Office	Notes
13	17/03542/ADV Central	TSB	TSB King George Street Yeovil Somerset BA20 1PS	The display of 1 No. non illuminated projecting sign (Revised Application)	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703542ADV						
14	17/03461/FUL South	Mr H Wills and Miss G Hart	2 Tarratt Road Yeovil Somerset BA20 2LJ	The erection of a two storey side extension, single storey rear extension, alterations to access and pitched roof over existing porch.	Jane Green	
https://www.southsomerset.gov.uk/planningdetails/?id=1703461FUL						

9/258 OTHER APPLICATIONS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	SSDC Case Officer	Notes
1	17/03563/P3JPA Preston	Mr And Mrs M Muxlow	147 Preston Road Yeovil Somerset BA20 2DZ	Prior approval for the change of use of part of site from office (B1) to 2 flats and 1 bedsit.	Andrew Collins	
https://www.southsomerset.gov.uk/planningdetails/?id=1703563P3JPA						

- 17/01756/FUL Demolition of bungalow at 110 West Coker Road and erection of 9 No. dwellings including ancillary access road and parking at 108/110 West Coker Road Yeovil BA20 2JE
Applicant Bourne Developments
- APPROVAL** subject to conditions
- 17/02058/FUL The erection of a two storey rear extension to dwellinghouse at 20 Marl Close Yeovil BA21 3NG
Applicant Mr Ray Swain
- APPROVAL** subject to conditions
- 17/02282/FUL The erection of a bungalow and double garage at Land Rear of 120 to 124 Mudford Road Yeovil Somerset BA21 4PQ
Applicant Mrs J Fuller
- APPROVAL** subject to conditions
- 17/02361/FUL Alterations and the change of use of a retail unit from Class Use A2 (professional services) to Class Use A5 (hot food takeaway) including mechanical ventilation/air conditioning and condensers to rear at 29 Princes Street Yeovil BA20 1EG
Applicant Verona Foods Ltd
- REFUSAL**
- 17/02523/COU The change of use of premises from Use Class A3 (Restaurant) to a mixed use of A3 and A4 (Drinking establishment) at 98 Middle Street Yeovil BA20 1NE
Applicant Mr Tim Dodgson
- APPROVAL** subject to conditions
- 17/02530/FUL The erection of a four storey building comprising 7 No. flats with cycle and refuse storage and car parking provision at Land Rear of 31 Princes Street Yeovil Somerset BA20 1EG
Applicant Mr G Culver
- REFUSAL**
- 17/02631/FUL Extension to front entrance porch and the replacement of flat roof with pitched roof at 12 Montrose Road Yeovil BA21 5PJ
Applicant Mr Reginald Gibbs
- APPROVAL** subject to conditions

- 17/02664/DPO 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 at Former Seatons Garage West Hendford Yeovil Somerset BA20 2AG
Applicant Stonewater
- REFUSAL**
- 17/02702/LBC The carrying out of internal alterations to ground floor layout at Greenslade Taylor Hunt 22 Princes Street Yeovil Somerset BA20 1EQ
Applicant Greenslade Taylor Hunt
- APPROVAL** subject to conditions
- 17/02756/OUT Outline consent for the erection of a chalet bungalow (layout and scale for consideration) at Land Adj 22 Burroughes Avenue Yeovil BA21 3JU
Applicant Ms D Williams
- REFUSAL**
- 17/02867/ADV The display of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign at 4/6 Frederick Place Yeovil Somerset BA20 1LD
Applicant HTI Fitness Ltd
- APPROVAL** subject to conditions
- 17/02889/FUL The erection of a replacement conservatory at Three Corners Dorchester Road Yeovil Somerset BA20 2RW
Applicant Mrs Hickman
- APPROVAL** subject to conditions
- 17/02895/OUT Outline application for the demolition of existing detached garage and annexe, the subdivision of plot and the erection of a new detached dwelling with new access at 2 Arnewood Gardens Yeovil Somerset BA20 2LQ
Applicant Mr B P Wright
- REFUSAL**
- 17/02903/FUL Alterations and the erection of a single storey side extension to dwelling at 23 Sandhurst Road Yeovil Somerset BA20 2LE
Applicant Mr Paul Gilbie
- APPROVAL** subject to conditions

17/03036/FUL The erection of a porch at 21 Rustywell Park Yeovil Somerset BA20 2NA
Applicant Mr Philip Osmond

APPROVAL subject to conditions

17/03108/FUL Alterations and the erection of a single storey rear extension to
dwellinghouse at 23 Freedom Avenue Yeovil BA21 3JN
Applicant Mrs Beverley Burling

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.