



# 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 10th February 2020**

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

03 February 2020

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Please contact Helen Ferdinand at the Town House for more information about this meeting

To: All Members of the Planning Committee

Philip Chandler

Pauline Lock (Ex-officio)

Jade Dash

Jane Lowery

Karl Gill

Sarah Lowery (*Chairman*)

Amy Grieves

Graham Oakes

David Gubbins

Evie Potts-Jones

Gordon Hunting

Wes Read

Kaysar Hussain

Roy Spinner

Terry Ledlie

Rob Stickland

Mike Lock

Helen Stonier (*Vice Chairman*)

### **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.

### **10/069 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

### **10/070 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.

### **10/071 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 13 January 2020.

### **10/072 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 7)

### **10/073 PRIOR APPROVAL APPLICATIONS – FOR INFORMATION ONLY** (Page 8)

### **10/074 TREE PRESERVATION ORDER - FOR INFORMATION ONLY** (Page 9)

### **10/075 CORRESPONDENCE**

### **10/076 PLANNING DECISIONS** (Pages 10 to 11)

**PLANNING MEETING**  
**MONDAY 10 February 2020**

**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.

10/072 **PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	19/03303/FUL Westland	Watchtower Of Britain	Garage Site Adj 70 Earle Street Yeovil Somerset	The demolition of existing garages and the erection of a single storey building for a place of worship (Use Class D1).	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03303/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03303/FUL</a>				
2	19/03430/FUL Yeovil Lyde	Mr Macer	41 Percy Road Yeovil BA21 5AJ	Erection of 1No. dwelling with associated parking and Amenities	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03430/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03430/FUL</a>				
3	19/03429/FUL Yeovil Lyde	Mr Macer	41 Percy Road Yeovil BA21 5AJ	Change of use from dwelling (Use Class C3) to House of Multiple Occupancy (Use Class C4) for 6No. residents with associated parking & amenities	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03429/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03429/FUL</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
4	20/00058/FUL Crofton Park	Rhino Developments (SW) Limited	46 Roping Road Yeovil Somerset BA21 4BE	Demolition of shop building & residential garage & replacement with a pair of semi-detached houses	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00058/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00058/FUL</a>				
5	19/03529/REM Westland	Mr Steve Murphy	62 West Coker Road Yeovil Somerset BA20 2JA	Reserved matters application following outline approval 19/00936/OUT for the erection of a detached bungalow and garage.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03529/REM">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03529/REM</a>				
6	19/03525/HOU Yeovil College	Mr Simon Hodder	70 Ilchester Road Yeovil BA21 3BL	The erection of a single storey garage	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03525/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03525/HOU</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
7	19/03518/FUL Westland	VM Morrisons Supermarkets Plc	Morrisons Lysander Road Yeovil Somerset BA20 2AU	The erection of a car windscreen repair pod.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03518/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03518/FUL</a>				
8	19/03519/ADV Westland	VM Morrisons Supermarkets Plc	Morrisons Lysander Road Yeovil Somerset BA20 2AU	The display of 8 No. non illuminated fascia signs on proposed car windscreen repair pod.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03519/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03519/ADV</a>				
9	19/03231/FUL Westland	Avon And Somerset Constabulary	Yeovil Police Station Horsey Lane Yeovil BA20 1SN	Proposed siting of a police enquiry office for a temporary period of 3 years (or until the wider redevelopment is occupied)	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03231/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03231/FUL</a>				

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
10	19/03533/S73 Yeovil Lyde	Mr Bamfords	Rear Of 43 Lyde Road Yeovil Somerset BA21 5AT	Section 73 application to vary conditions 2 & 4 of permission 17/04634/FUL to allow substitution of plans to allow minor internal & external alterations to dwellings, parking layout and bin stores with the addition of a side gate	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03533/S73">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03533/S73</a>					
11	19/03417/FUL Yeovil Lyde	Steve Kibby	13 Buckland Road Pen Mill Trading Estate Yeovil BA21 5EA	Installation of 12 windows to existing side and rear elevations.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03417/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03417/FUL</a>					
12	20/00045/S73 Summerlands	Mr Anthony Davis	214 Preston Road Yeovil BA20 2EZ	S73 application to vary Condition 4 of approval 19/02715/HOU to allow the fitting of window restrictors.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00045/S73">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00045/S73</a>					



	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
13	19/03509/S73A Summerlands	Mr Chris Westlake	101 Preston Road Yeovil BA20 2DZ	Application to vary planning condition 2 (approved plans) of approval 19/01506/HOU to change the window in the gable end	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03509/S73A">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03509/S73A</a>					

**10/073 PRIOR APPROVAL APPLICATIONS – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	20/00104/PAPV Westland	Hollywood Bowl Group	Hollywood Bowl Yeo Leisure Park Old Station Way Yeovil Somerset BA20 1NP	Notification for prior approval for the installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roof	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00104/PAPV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00104/PAPV</a>					
2	20/00304/PAIA Westland	Mr Philip Roberts	Richmond Manor Road Yeovil Somerset BA20 1UQ	Notification for prior approval for the proposed change of use of offices (Use Class A2) to residential use (Use Class C3)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00304/PAIA">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00304/PAIA</a>					

10/074 **TREE PRESERVATION ORDER – FOR INFORMATION ONLY**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	20/00214/TPO	Mr John Wallis	86 College Green Yeovil Somerset BA21 4JU	Application to carry out Tree Works to Horse Chestnut Tree (T10) as shown within the South Somerset District Council (YEOV 1) 1993 Tree Preservation Order. Confirmed 04.08.93	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00214/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00214/TPO</a>					

## 10/076 PLANNING DECISIONS

Replacement to main window of No. 2 to front elevation with bi-fold doors. Connection of wheelchair access ramp from adjacent terraced property (No. 3) to include access to No. 2 and alterations to front steps/railings.

2/3 South Western Terrace Yeovil BA20 1NB

Ref. No: **19/02859/FUL** | Received: Thu 17 Oct 2019 | Validated: Thu 17 Oct 2019 | Status: Approved

Two storey extension to dwellinghouse.

243 Preston Road Yeovil Somerset BA20 2EY

Ref. No: **19/03072/HOU** | Received: Mon 28 Oct 2019 | Validated: Mon 28 Oct 2019 | Status: Approved

Alterations and the erection of single storey extension to Rowan and Holly buildings.

Summerlands Hospital Site Preston Road Yeovil BA20 2BX

Ref. No: **19/03003/FUL** | Received: Fri 01 Nov 2019 | Validated: Fri 01 Nov 2019 | Status: Approved

Change of use of the Samaritans Office/surgery to Offices (B1)

25 The Park Yeovil Somerset BA20 1DG

Ref. No: **19/03177/COU** | Received: Fri 08 Nov 2019 | Validated: Fri 22 Nov 2019 | Status: Approved

Installation of Home shopping unit and compound and click and collect facility in existing supermarket car park.

Morrisons Lysander Road Yeovil BA20 2AU

Ref. No: **19/03075/FUL** | Received: Mon 11 Nov 2019 | Validated: Mon 11 Nov 2019 | Status: Approved

Erection of a conservatory to rear of dwellinghouse.

87 Bell Chase Yeovil Somerset BA20 2FF

Ref. No: **19/03150/HOU** | Received: Fri 15 Nov 2019 | Validated: Fri 22 Nov 2019 | Status: Approved

Erection of front porch, loft conversion with alterations to roof and inclusion of 3 no Velux windows to rear of dwellinghouse.

96 West Coker Road Yeovil Somerset BA20 2JG

Ref. No: **19/03155/HOU** | Received: Mon 18 Nov 2019 | Validated: Mon 18 Nov 2019 | Status: Refused

Erection of single storey rear extension.

68 White Mead Yeovil Somerset BA21 3RS

Ref. No: **19/03339/HOU** | Received: Thu 21 Nov 2019 | Validated: Thu 21 Nov 2019 | Status: Approved

Application to carry out Tree Works to a group of Ash Trees as shown within the South Somerset District Council (YEOV 1) 2009 Tree Preservation Order confirmed 3 November 2009

Cooksons Court Cooksons Orchard Yeovil BA20 2FT

Ref. No: **19/03227/TPO** | Received: Fri 22 Nov 2019 | Validated: Fri 22 Nov 2019 | Status: Approved

Erection of rear single storey extension with associated internal alterations.

9 Plucknett Row Yeovil BA20 2FR

Ref. No: **19/03370/HOU** | Received: Mon 09 Dec 2019 | Validated: Mon 09 Dec 2019 | Status: Approved

Application to carry out Tree Works on Lombardy poplar trees as shown within the South Somerset District Council (YEOV 6) 1995 Tree Preservation Order confirmed 06.09.95

Old School House Eastland Road Yeovil BA21 4ET

Ref. No: **19/03486/TPO** | Received: Thu 19 Dec 2019 | Validated: Thu 19 Dec 2019 | Status: Approved

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation