



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 12<sup>th</sup> April 2021

7.00pm

Virtual Meeting using Zoom meeting software

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Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 12 April 2021.

For further information on the items to be discussed, please contact [helen.ferdinand@yeovil.gov.uk](mailto:helen.ferdinand@yeovil.gov.uk).

Amanda Card, Town Clerk

6<sup>th</sup> April 2021

This information is also available on our website: [www.yeovil.gov.uk](http://www.yeovil.gov.uk)

## Members of Yeovil Town Council's Planning Committee are summoned to attend:

Olivia Darling-Finan

Sarah Lowery

Jade Dash

Graham Oakes (*Chairman*)

Karl Gill

Evie Potts-Jones

David Gubbins

Wes Read

Gordon Hunting

Ashley Richards

Kaysar Hussain

Roy Spinner

Terry Ledlie

Rob Stickland (*Vice Chairman*)

Mike Lock

Helen Stonier (Ex- officio)

Jane Lowery

During the coronavirus pandemic Town Council meetings will be held via Zoom video-conferencing. For more details on the regulations regarding remote/virtual meetings please see the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

### Public Comments at meetings (held via Zoom)

We recognise that these are challenging times, but we still value the public's contribution to our virtual meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 12 April 2021 providing the following information:

- your email address;
- your name(s);
- the relevant planning application number(s);
- state whether you are the agent, an objector, or a supporter;
- state if you want to participate or just view the meeting.

Instructions will be sent to you to join the meeting, but please note participants have a maximum of 3 minutes to speak.

Alternatively, if you do not wish to join the Zoom meeting but would still like to comment on an application, please email your comments to [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk), or write to the Town Clerk at the address on the front of the agenda.

## **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 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.

## **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	

## **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.

# **A G E N D A**

*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 have been completed.*

## **10/166 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **10/167 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.

## **10/168 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15 March 2021.

## **10/169 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 4)

## **10/170 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY** (Page 5)

## **10/171 CORRESPONDENCE**

Letter received from Grass Roots Planning Ltd, dated 25 March 2021 (page 6), in respect of a public consultation for development proposals for land north of Mudford Road (Yeovil Without Parish)

## **10/172 PLANNING DECISIONS** (Pages 7 to 8)

**10/169 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/00863/TEA Yeovil Lyde	Hutchison UK Ltd	5G Telecommunications Cabinet, Sherborne Road	Notification of intent to erect a 20m Phase 8 Monopole with wraparound cabinet at base and associated ancillary works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00863/TEA">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00863/TEA</a>					
2	21/00667/TEA Yeovil Westlands	Hutchinson UK Ltd	5G Telecommunications Cabinet, Lysander Road	Notification of intent to erect a 20m Phase 8 Monopole with wraparound cabinet at base and associated ancillary works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00667/TEA">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00667/TEA</a>					
3	20/03444/FUL Yeovil Westlands	Mr A Sobti	Terrace Lodge, South Western Terrace	Change of use from hotel to 14 flats	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03444/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03444/FUL</a>					
4	20/03713/FUL Crofton Park	Simply Serve Ltd	Yeovil District Hospital Higher Kingston	To enclose main A&E entrance to provide a weatherproof area	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03713/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03713/FUL</a>					

	<b>APPLICATION NO Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
5	20/03723/FUL Yeovil Westlands	Mr V S Barath	21-23 Summer House Terrace	Internal alterations to convert existing retail unit into a dental practice (Use Class E)), and erect an external shed for air conditioning unit and bin storage	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03723/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03723/FUL</a>				
6	21/00189/FUL Yeovil Summerland	Parochial Church Council of Preston Plucknett	Land adj Co-Op, Stiby Road	Change of use of car park	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00189/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00189/FUL</a>				
7	21/00589/HOU Yeovil Westlands	Mr D Day	96 West Coker Road	Loft conversion, alterations to the roof profile, velux windows, and porch to front elevation	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00589/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00589/HOU</a>				
8	21/00616/HOU Yeovil Westlands	Mr C Moore	98 West Coker Road	Loft conversion, alterations to roof profile, velux windows, and porch to front elevation	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00616/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00616/HOU</a>				

	<b>APPLICATION NO Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
9	21/00062/ADV Yeovil Westlands	Avon & Somerset Constabulary	Yeovil Police Station Horsey Lane	Display of 3 internally illuminated fascia signs and 1 internally illuminated free standing monolith sign	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00062/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00062/ADV</a>					
10	20/03464/FUL Yeovil Westlands	Mr Hergli	2 The Old Glovers Arms Central Road	Change of use of land to residential, erection of fencing and re-erection of railings to front of property	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03464/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03464/FUL</a>					
11	20/03465/LBC Yeovil Westlands	Mr Hergli	2 The Old Glovers Arms Central Road	Change of use of land to residential, erection of fencing and re-erection of railings to front of property	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03465/LBC">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03465/LBC</a>					

**10/170 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY**

	<b>APPLICANT NO Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	21/00707/TPO	Mrs L Tanswell	St Margaret's Hospice, Little Tarratt Lane	Application to carry out felling of 2 trees as shown within the SSDC (YEOV 2) 2001 Tree Preservation Order	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00707/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00707/TPO</a>					





Grass Roots Planning Ltd

Suites 9 & 10

Bristol North Baths

Gloucester Road

Bristol

BS7 8BN

t: 01179 300413

e: [matthew@grassroots-planning.co.uk](mailto:matthew@grassroots-planning.co.uk)

w: [www.grassroots-planning.co.uk](http://www.grassroots-planning.co.uk)

Yeovil Town Council  
The Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Ref: 544/A1/MK/CC

Date: 25<sup>th</sup> March 2021

Dear Local Members,

**PUBLIC CONSULTATION IN RESPECT OF DEVELOPMENT PROPOSALS FOR LAND NORTH OF MUDFORD ROAD, YEOVIL**

On behalf of Land Value Alliances (LVA) Ltd, Grass Roots Planning write to inform you of a public consultation process being held in respect to development proposals for housing (up to 250 dwellings) and public open space at the above site. As members of the local Town Council where the site lies, we felt it important to contact you and provide you with an opportunity to discuss the forthcoming proposals with us, as your comments are important.

We have prepared a website which provides details of our consultation including site information, technical information regarding highways, flood risk, ecology, trees, landscape, heritage, air quality and odour, our emerging masterplan proposals, and how to get involved in the process.

The website will be live from the 26<sup>th</sup> March and you will be able to find it via the following address:

[www.lva-mudfordroad.co.uk](http://www.lva-mudfordroad.co.uk)

Comments can be made via the website or via email / letters to the above address; these will be accepted until the **18<sup>th</sup> April 2021**.

If you know of anyone that struggles to use, or does not have access to the internet, please let us know via telephone and we will endeavour to issue a hard copy pack of the information on the website and a paper questionnaire to fill out. Please note, due to the pandemic we are not currently in the office but if you call the landline our mobile numbers are provided via the answering service.

We hope the above is self-explanatory, but if you wish to discuss the proposals in any way, or require any clarification, please do not hesitate to contact us. Otherwise, we look forward to receiving your comments by the 18<sup>th</sup> April 2021.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Matthew Kendrick".

**MATTHEW KENDRICK**  
Director



## 10/172 PLANNING DECISIONS

<ul style="list-style-type: none"><li>• Ref. No: <b><u>20/03557/ADV</u></b></li></ul>
217 Sherborne Road Yeovil BA21 5BB Various site signage to include 4 No. illuminated freestanding signs, 1 No. banner unit and 16 No. DOT signs Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>20/03559/ADV</u></b></li></ul>
217 Sherborne Road Yeovil BA21 5BB The installation of a freestanding illuminated totem sign Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>20/03558/ADV</u></b></li></ul>
217 Sherborne Road Yeovil BA21 5BB Installation of 6 No. illuminated fascia signs Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>20/03730/HOU</u></b></li></ul>
16 Southwoods Yeovil BA20 2QG Erection of a single storey side extension and construction of a new access. Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>20/03727/COU</u></b></li></ul>
Plot 50A Buckland Road Pen Mill Trading Estate Yeovil Somerset BA21 5HA Use for employment purposes including flexible Use Class E(g) (i-iii) (commercial, business and service) / B2 (industrial) / B8 (storage and distribution) Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>21/00113/HOU</u></b></li></ul>
114 Legion Road Yeovil BA21 3AY Replacement garage. Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>21/00156/FUL</u></b></li></ul>
The Lounge Hair & Beauty 99 Preston Grove Yeovil BA20 2DB Conversion of Existing Garage Outbuilding to Two Beauty Therapy Rooms Status: Approved
<ul style="list-style-type: none"><li>• Ref. No: <b><u>21/00274/TPO</u></b></li></ul>
14 Turners Barn Lane Yeovil BA20 2LL Application to carry out tree surgery works to No.02 trees included within South Somerset District Council (YEOV 2) 2011 Tree Preservation Order Status: Approved

- Ref. No: **21/00515/HOU**

14 St Michaels Road Yeovil BA21 5AG  
Loft conversion.  
Status: Refused

- Ref. No: **SCC/3781/2021**

Birchfield Primary School, Birchfield Road, BA21 5RL  
To renew planning permission on permanent basis for an existing single  
storey modular kitchen building  
Status: Approved

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation