

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 12th October 2020

7.00pm

Virtual Meeting using Zoom meeting software

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 by 9:00am on Monday, 12 October 2020.

For further information on the items to be discussed, please contact helen.ferdinand@yeovil.gov.uk.

Amanda Card, Town Clerk

5th October 2020

This information is also available on our website: 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 by 9:00am on Monday, 12 October 2020 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, 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. 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.

10/120 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/121 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.

10/122 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 September 2020.

10/123 PLANS LIST – FOR CONSIDERATION (Pages 2 to 4)

10/124 TREE PRESERVATION ORDERS - FOR INFORMATION ONLY (Pages 5 to 6)

10/125 CORRESPONDENCE

10/126 PLANNING DECISIONS (Pages 7 to 8)

10/123 PLANS LIST – FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/02169/COU Grove Avenue	Mrs Jo Fuller	19B Kingston Yeovil Somerset BA20 2QL	The change of use of former sixth form centre (Use Class D1) to mixed use premises comprising of a gymnasium/cafe/health and beauty.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02169/COU					
2	20/02422/FUL Yeovil Westland	Visa Properties	8 Middle Street Yeovil Somerset BA20 1LZ	Application for the replacement of existing steel crittal type casement windows on first and second floors of both front and rear elevations with new chamfered double glazed units.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02422/FUL					

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	20/02473/FUL Yeovil Summerlands	Richard Jackson	Bell Inn 207 Preston Road Yeovil BA20 2EW	New external bar servery, timber covered pergola and new external festoon lighting.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02473/FUL					
4	20/02445/FUL Crofton Park	Mr D Lewis	Land North Of The Cottage Roping Path Yeovil Somerset BA21 4BH	Change of use of land and the creation of hardstanding for additional parking space.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02445/FUL					
5	20/02516/HOU Crofton Park	Mr And Mrs Tim Taylor	27 Roping Road Yeovil BA21 4BD	Erection of a single storey rear extension and a raised terrace to rear of dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02516/HOU					

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	20/02424/HOU Yeovil Westland	Ms Annette Weekes	14 Southwoods Yeovil BA20 2QG	Conversion of existing outbuilding to form a granny annexe	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02424/HOU					
7	20/02234/HOU Yeovil Westland	Mr Stephen Ford	39 Lime Tree Avenue Yeovil BA20 2PS	To modify existing double garage from a flat roof to pitched roof	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02234/HOU					
8	20/02617/HOU Yeovil College	Mr & Mrs Khan	2 Elmhurst Avenue Yeovil BA21 4PP	Conversion of garage to living accommodation and new single storey link extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02617/HOU					

10/124 TREE PRESERVATION ORDERS - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/02612/TPO Yeovil College	John Burton Oakridge Residents	Communal Area Oakridge Park Yeovil Somerset	Application to carry out Tree Surgery works as shown with the South Somerset District Council (YEOV 1) 1991 Tree Preservation Order	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02612/TPO					
2	20/02730/TPO Yeovil Westland	Miss Jenni Newns	2 Laburnum Way Yeovil Somerset BA20 2PL	Application to carry out tree surgery works to Oak tree known as T.1 in the Yeovil District (YEOV 2) 1984 Tree Preservation Order	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02730/TPO					
3	20/02753/TPO Yeovil Lyde	Davies	St Michaels Church St Michaels Avenue Yeovil BA21 4LH	Application to carry out Tree Surgery Works to No 1 Tree within South Somerset District Council (YEOV 5) 2011 Tree Preservation Order	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02753/TPO					

4	20/02752/TPO Abbey Manor South	Baxter	16 Parish Mews Yeovil BA21 3AS	Application to carry out Tree Surgery Works/Fell no 4 Trees within South Somerset District Council (YEOV 6) 2000 Tree Preservation Order	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02752/TPO					

10/126 PLANNING DECISIONS

Removal of the existing steps at the apex of the junction and the balcony on the first floor. Alterations are also proposed to the perimeter wall and landscaping at the site. This involves the addition of wrought iron railings along the boundary wall and low maintenance trees/hedges on the grass banks.

Raglan Terrace Yeovil BA21 3JX

Ref. No: **19/01412/FUL** | Received: Fri 17 May 2019 | Validated: Thu 20 Jun 2019 | Status: Withdrawn

Erection of additional storey and crown roof to facilitate the creation of 3 self contained flats (3 x 2 bedroom), in conjunction with Prior Approval given under ref: 18/01171/P3JPA. The proposal has been designed to respect and reflect the prevailing pattern of development within the vicinity.

38-40 Prestleigh House Hendford Yeovil BA20 1UW

Ref. No: **20/00479/FUL** | Received: Fri 14 Feb 2020 | Validated: Tue 24 Mar 2020 | Status: Approved

Demolition of existing garage and erection of two storey residential student accommodation block

30 The Park Yeovil Somerset BA20 1DX

Ref. No: **20/00699/FUL** | Received: Tue 18 Feb 2020 | Validated: Tue 14 Apr 2020 | Status: Approved

VARIOUS SITE SIGNAGE INCLUDING 4 NO. FREESTANDING SIGNS, 1 NO. BANNER UNIT & 16 NO. DOT SIGNS

217 Sherborne Road Yeovil BA21 5BB

Ref. No: **20/00524/ADV** | Received: Wed 19 Feb 2020 | Validated: Thu 20 Feb 2020 | Status: Approved

INSTALLATION OF 7 NO. FASCIA SIGNS AND 1 NO. DIGITAL RECONNECT SCREEN.

217 Sherborne Road Yeovil BA21 5BB

Ref. No: **20/00522/ADV** | Received: Wed 19 Feb 2020 | Validated: Thu 20 Feb 2020 | Status: Approved

The installation of a freestanding totem sign.

217 Sherborne Road Yeovil BA21 5BB

Ref. No: **20/00523/ADV** | Received: Wed 19 Feb 2020 | Validated: Thu 20 Feb 2020 | Status: Approved

Demolition of existing building and the erection of a freestanding two storey McDonald's Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

217 Sherborne Road Yeovil BA21 5BB

Ref. No: **20/00541/FUL** | Received: Thu 20 Feb 2020 | Validated: Fri 21 Feb 2020 | Status: Approved

Erection of single storey extension to rear and conversion of loft
62 Mudford Road Yeovil BA21 4AB
Ref. No: **20/01687/HOU** | Received: Fri 19 Jun 2020 | Validated: Sun 19 Jul 2020 |
Status: Approved

Change of use of land to community 'pocket park'/green space.
Land Adjacent Co Operative Store Stiby Road Yeovil BA21 3EG
Ref. No: **20/01886/COU** | Received: Sun 05 Jul 2020 | Validated: Wed 22 Jul 2020 |
Status: Approved

Application to carry out tree surgery works to No 1 Tree as shown with the South
Somerset District Council (YEOV 1) 1993 Tree Preservation Order
98 College Green Yeovil BA21 4JU
Ref. No: **20/01959/TPO** | Received: Wed 15 Jul 2020 | Validated: Wed 15 Jul 2020 |
Status: Approved

Erection of a single storey extension to side of dwelling
17 Holly Tree Walk Yeovil Somerset BA20 2NT
Ref. No: **20/02262/HOU** | Received: Tue 21 Jul 2020 | Validated: Mon 17 Aug 2020 |
Status: Approved

The removal of 3 No. existing antennas and replacement 3 No. new antennas on
existing steelwork and installation of new GPS antenna. The installation of new
Remote Radio Units (RRU) and ancillary equipment to mast, installation of new
cabinet and upgrade to feeder cables and ancillary development thereto.
Telecommunications Base Station Lyde Lane Yeovil Somerset
Ref. No: **20/02030/FUL** | Received: Tue 21 Jul 2020 | Validated: Wed 12 Aug 2020 |
Status: Approved

Application to carry out Tree Works to No 1 Tree (T16) as shown with the South
Somerset District Council (YEOV 1) 1993 Tree Preservation Order
86 College Green Yeovil Somerset BA21 4JU
Ref. No: **20/02259/TPO** | Received: Fri 07 Aug 2020 | Validated: Fri 07 Aug 2020 |
Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation