



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 13th January 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

06 January 2020

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

To: All Members of the Planning Committee

Philip Chandler

Jade Dash

Karl Gill

Amy Grieves

David Gubbins

Gordon Hunting

Kaysar Hussain

Terry Ledlie

Mike Lock

Pauline Lock (*Ex-officio*)

Jane Lowery

Sarah Lowery (*Chairman*)

Graham Oakes

Evie Potts-Jones

Wes Read

Andy Soughton

Roy Spinner

Rob Stickland

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

Disability

Gender Reassignment

Marriage and Civil Partnership

Pregnancy and Maternity

Race

Religion or Belief

Sex

Sexual Orientation

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.

10/062 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/063 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.

10/064 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 16 December 2019.

10/065 PLANS LIST – FOR CONSIDERATION (Pages 2 to 4)

10/066 TREE PRESERVATION ORDERS - FOR INFORMATION ONLY (Page 5)

10/067 CORRESPONDENCE

10/068 PLANNING DECISIONS (Pages 6 to 7)

PLANNING MEETING
MONDAY 13 January 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.

10/065 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/03341/HOU Westland	Mr Sam Akeers	108 West Coker Road Yeovil Somerset BA20 2JG	Construction of additional storey height to existing double garage to provide additional annexe accommodation.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03341/HOU					
2	19/03309/HOU Summerlands	Mr & Mrs Cox	44 Burroughes Avenue Yeovil BA21 3JU	Removal of front porch, alterations and the erection of new single storey front extension.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03309/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	19/03370/HOU Summerlands	Mrs Flory	9 Plucknett Row Yeovil BA20 2FR	Erection of rear single storey extension with associated internal alterations.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03370/HOU					
4	19/03304/ADV Westland	Watchtower Of Britain	Garage Site Adj 70 Earle Street Yeovil Somerset	The display of 1 No. externally illuminated fascia sign and 1 No. non illuminated fascia sign on proposed building.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03304/ADV					
5	19/03382/ADV Westland	HSBC	1 Middle Street Yeovil BA20 1LR	The installation of replacement non illuminated ATM header signage.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03382/ADV					

10/066 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	19/03486/TPO Yeovil College	Mr Nick Collins	Old School House Eastland Road Yeovil BA21 4ET	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	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03486/TPO					
2	19/03170/TPO Yeovil College	Mr & Mrs G Stewart	Holcote House Mudford Road Yeovil BA21 4AE	Application to carry out Tree Works to 1 no. tree as shown within the South Somerset District Council (YEOV 2) 2017 Tree Preservation Order confirmed 26.06.17	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=19/03170/TPO					

10/068 PLANNING DECISIONS

Demolition of former school buildings and facilities and the erection of 24 new dwellings with associated landscaping, parking and access arrangements.

The Park School The Park Yeovil BA20 1DH

Ref. No: **18/02750/FUL** | Received: Tue 04 Sep 2018 | Validated: Sat 29 Sep 2018 | Status: **Approved**

The change of use of existing dwelling into a HMO, the erection of a new dwelling and conversion of existing garage into a new dwelling.

41 Percy Road Yeovil BA21 5AJ

Ref. No: **19/02080/FUL** | Received: Fri 26 Jul 2019 | Validated: Tue 03 Sep 2019 | Status: **Refused**

Outline application with all matters reserved for the erection of a dwelling.

Land At Malvern Court Malvern Court Yeovil Somerset BA21 3RX

Ref. No: **19/02181/OUT** | Received: Mon 05 Aug 2019 | Validated: Mon 05 Aug 2019 | Status: **Withdrawn**

Erection of two storey and single storey extensions to sports building

Westfield Academy Stiby Road Yeovil BA21 3EP

Ref. No: **19/02521/FUL** | Received: Thu 12 Sep 2019 | Validated: Thu 24 Oct 2019 | Status: **Approved**

The formation of a hard surface airstrip, associated lighting and ancillary lighting control building.

Westland Helicopters Ltd Lysander Road Yeovil BA20 2YB

Ref. No: **19/02614/FUL** | Received: Mon 23 Sep 2019 | Validated: Mon 23 Sep 2019 | Status: **Approved**

Lawful development certificate for the proposed conversion of garage into living accommodation and construct link into existing house

2 Elmhurst Avenue Yeovil BA21 4PP

Ref. No: **19/02689/COL** | Received: Fri 27 Sep 2019 | Validated: Fri 27 Sep 2019 | Status: **Refused**

The conversion of an existing basement into a 2 bedroom apartment (Revised application)

4 Church Street Yeovil BA20 1HE

Ref. No: **19/02720/FUL** | Received: Tue 01 Oct 2019 | Validated: Tue 01 Oct 2019 | Status: **Approved**

The conversion of an existing basement into a 2 bedroom apartment (Revised application)

4 Church Street Yeovil BA20 1HE

Ref. No: **19/02721/LBC** | Received: Tue 01 Oct 2019 | Validated: Tue 01 Oct 2019 | Status: Approved

Display of internally illuminated LCD screen & 2No. flagpoles for the purposes of recharging electric vehicles within ground floor car park

Tesco Stores Queensway Place Yeovil Somerset BA20 1DL

Ref. No: **19/02948/ADV** | Received: Thu 24 Oct 2019 | Validated: Fri 25 Oct 2019 | Status: Approved

Display of 2 internally illuminated fascia signs (1 at the front and 1 at the rear of the premises), 1 internally illuminate projected hanging signs and 1 illuminated A1 poster back lit unit fixed internally.

17-18 Bond Street Yeovil BA20 1PE

Ref. No: **19/02999/ADV** | Received: Fri 01 Nov 2019 | Validated: Fri 01 Nov 2019 | Status: Approved

Certificate of lawful use for the proposed loft conversion and installation of rooflights to front of the property.

Haselbury Coniston Gardens Yeovil BA21 3DR

Ref. No: **19/03008/COL** | Received: Mon 04 Nov 2019 | Validated: Mon 04 Nov 2019 | Status: Decided

Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 5.67m (ii) the maximum height of the extension is 3.3m (iii) the height at the eaves of the extension is 3m.

32 Westfield Crescent Yeovil Somerset BA21 3DF

Ref. No: **19/03265/PDE** | Received: Mon 25 Nov 2019 | Validated: Mon 25 Nov 2019 | Status: Decided

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation