

# Yeovil Town Council



Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 14<sup>th</sup> December 2020

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, 14 December 2020.

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

7<sup>th</sup> December 2020

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, 14 December 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](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.

# AGENDA

*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.*

## **10/137 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **10/138 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.

## **10/139 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 16 November 2020.

## **10/140 PLANS LIST – FOR CONSIDERATION (Pages 2 to 3)**

## **10/141 PRIOR APPROVAL APPLICATIONS - FOR INFORMATION ONLY (Page 4)**

## **10/142 CORRESPONDENCE**

## **10/143 PLANNING DECISIONS (Page 5 to 6)**

**10/140 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	20/03058/FUL Yeovil Westland	Mr P Perry	5 Waterloo Lane Yeovil BA20 1TF	Change of use of from cafe (Sui generis) to C3 use (Residential) to form 2 flats	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03058/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03058/FUL</a>					
2	20/02337/HOU Yeovil College	Mr Andrew Miles	59 Matthews Road Yeovil Somerset BA21 4JQ	Removal of an existing wooden garden shed and erection of a concrete based timber framed building to rear of dwelling	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02337/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02337/HOU</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
3	20/03424/HOU Yeovil Summerlands	Mr Hunt	9 Home Drive Yeovil Somerset BA21 3AP	Erection of a garden room to rear of dwelling	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03424/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03424/HOU</a>					
4	20/02163/S19 Yeovil Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Application to vary condition 2 (approved plans) of planning approval 19/02721/LBC to enable the floor plan to change, the insertion of double doors in living room and glass conservatory to be removed.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02163/S19">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02163/S19</a>					

**10/141 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	20/03331/P3CPA Yeovil Westland	Michael Nickson	12 High Street Yeovil Somerset BA20 1RG	Notification of Prior approval for a change of use from Shop (Class A1) to Restaurant (Class A3).	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03331/P3CPA">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03331/P3CPA</a>					

## 10/143 PLANNING DECISIONS

Conversion of existing outbuilding to form a granny annexe 14 Southwoods Yeovil BA20 2QG Ref. No: **20/02424/HOU** | Received: Wed 26 Aug 2020 | Validated: Wed 30 Sep 2020 |  
Status: Approved

Change of use of land and the creation of hardstanding for additional parking space. Land North Of The Cottage Roping Path Yeovil Somerset BA21 4BH Ref. No: **20/02445/FUL** | Received: Fri 28 Aug 2020 | Validated: Mon 28 Sep 2020 |  
Status: Refused

New external bar servery, timber covered pergola and new external festoon lighting. Bell Inn 207 Preston Road Yeovil BA20 2EW Ref. No: **20/02473/FUL** | Received: Thu 03 Sep 2020 | Validated: Tue 29 Sep 2020 |  
Status: Approved

Erection of a single storey rear extension and a raised terrace to rear of dwelling 27 Roping Road Yeovil BA21 4BD Ref. No: **20/02516/HOU** | Received: Mon 07 Sep 2020 | Validated: Wed 30 Sep 2020 |  
Status: Approved

The erection of rear extension to bungalow including a Juliet balcony. 154 Ilchester Road Yeovil Somerset BA21 3BW Ref. No: **20/02837/HOU** | Received: Mon 14 Sep 2020 | Validated: Tue 06 Oct 2020 |  
Status: Approved

Removal of existing vehicular access & formation of a new vehicular access & hardstanding to front of property 171 Ilchester Road Yeovil BA21 3BQ Ref. No: **20/02678/HOU** | Received: Sat 19 Sep 2020 | Validated: Tue 29 Sep 2020 |  
Status: Approved

Alterations and the construction of rear extensions. Removal of garage building and construction of replacement garage extension to side. New pitched roof over existing two storey rear flat roof extension. Extension of raised patio to rear. 18 West Coker Road Yeovil BA20 2LA Ref. No: **20/02977/HOU** | Received: Sat 17 Oct 2020 | Validated: Sat 17 Oct 2020 |  
Status: Approved



Application to carry out Tree Surgery Works to No 1 Tree within South Somerset District Council (YEOV 3) 2000 Tree Preservation Order Land Adjoining 104 Westland Road Yeovil BA20 2AY Ref. No: **20/03013/TPO** | Received: Wed 21 Oct 2020 | Validated: Wed 21 Oct 2020 |  
Status: Decided

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation