

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 14th September 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, 14 September 2020.

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

Amanda Card, Town Clerk

7th September 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, 14 September 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.

10/112 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/113 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.

10/114 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17 August 2020.

10/115 PLANS LIST – FOR CONSIDERATION (Pages 2 to 3)

10/116 TREE PRESERVATION ORDER - FOR INFORMATION ONLY (Page 4)

10/117 NOMINATION OF A REPRESENTATIVE TO SERVE ON POLICY, RESOURCES AND FINANCE COMMITTEE

The Committee is requested to nominate a representative to serve the Policy, Resources and Finance Committee for 2020/21.

10/118 CORRESPONDENCE

10/119 PLANNING DECISIONS (Page 5)

10/115 PLANS LIST – FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01834/FUL Yeovil Westland	Acorn Developments (SW) Limited	Grimsby Corner Reckleford Yeovil BA20 1JH	Demolition of existing shop units and garages, change of use of land to residential and erection of 48 No. unit apartment building.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01834/FUL					
2	20/02030/FUL Yeovil Lyde	Wireless Infrastructure Group	Telecommunications Base Station Lyde Lane Yeovil Somerset	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02030/FUL					

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	20/02262/HOU Yeovil Westland	Mrs Wendy Stevens	17 Holly Tree Walk Yeovil Somerset BA20 2NT	Erection of a single storey extension to side of dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02262/HOU					
4	20/02200/HOU Yeovil Summerlands	Mr & Mrs Oliver	22 Cedar Grove Yeovil Somerset BA21 3JR	The erection of single-storey rear extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02200/HOU					

10/116 TREE PRESERVATION ORDER - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/02259/TPO Yeovil College	Mr John Wallis	86 College Green Yeovil Somerset BA21 4JU	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	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02259/TPO					

10/119 PLANNING DECISIONS

Application to carry out tree surgery works to No 1 tree within the South Somerset District Council (YEOV 3) 1995 Tree Preservation Order 18B Folly Fields Yeovil Somerset BA21 4PH

Ref. No: **20/01279/TPO** | Received: Tue 05 May 2020 | Validated: Tue 05 May 2020 | Status: Approved

Change of use of domestic garage into beauty room and associated alterations (part retrospective) 4 Sunningdale Road Yeovil BA21 5LU

Ref. No: **20/01384/COU** | Received: Tue 19 May 2020 | Validated: Tue 26 May 2020 | Status: Approved

Removal of existing southern boundary treatment & proposed erection of new boundary retaining wall with re-levelling of retained ground to create additional parking spaces. Yeovil Bowls And Squash Club 35A Higher Kingston Yeovil Somerset BA21 4AS

Ref. No: **20/01698/FUL** | Received: Mon 22 Jun 2020 | Validated: Mon 22 Jun 2020 | Status: Approved

The erection of a two storey extension to south side of dwelling with external metal staircase. Evolution of existing planning PP-07333757 to replace a timber staircase and lean-to porch on 1st floor. 6.2 m2 area, and 12.2m2 including steps.

11A Penn Hill Yeovil BA20 1SF

Ref. No: **20/01801/HOU** | Received: Mon 29 Jun 2020 | Validated: Mon 20 Jul 2020 | Status: Approved

Erection of a second storey extension to rear over existing kitchen to form an additional bedroom 135 St Michaels Avenue Yeovil BA21 4LW

Ref. No: **20/01817/HOU** | Received: Mon 29 Jun 2020 | Validated: Tue 14 Jul 2020 | Status: Approved

The change of use of existing garage into a mixed use of residential and dog grooming parlour (Retrospective) 68 Rosebery Avenue Yeovil BA21 5LQ

Ref. No: **20/01800/COU** | Received: Mon 29 Jun 2020 | Validated: Wed 22 Jul 2020 | Status: Approved

The erection of single storey rear extension to dwelling.

103 St Andrews Road Yeovil BA20 2DF

Ref. No: **20/01833/HOU** | Received: Wed 01 Jul 2020 | Validated: Wed 01 Jul 2020 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation