

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 15th February 2021

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, 15 February 2021.

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

Amanda Card, Town Clerk

8th February 2021

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, 15 February 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, 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.

10/151 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/152 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.

10/153 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18 January 2021.

10/154 PLANS LIST – FOR CONSIDERATION (Pages 2 to 6)

10/155 TREE PRESERVATION ORDER – FOR INFORMATION ONLY (Page 7)

10/156 CORRESPONDENCE

10/157 PLANNING DECISIONS (Page 8)

10/154 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/03569/FUL Yeovil Lyde	McDonald's Restaurants Ltd	217 Sherborne Road Yeovil BA21 5BB	Demolition of existing building and the erection of a freestanding McDonald's Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) (Revised Application)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03569/FUL					
2	20/03559/ADV Yeovil Lyde	McDonald's Restaurants Ltd	217 Sherborne Road Yeovil BA21 5BB	The installation of a freestanding illuminated totem sign	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03559/ADV					
3	20/03558/ADV Yeovil Lyde	McDonald's Restaurants Ltd	217 Sherborne Road Yeovil BA21 5BB	Installation of 6 No. illuminated fascia signs	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03558/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
4	20/03557/ADV Yeovil Lyde	McDonald's Restaurants Ltd	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	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03557/ADV					
5	20/03547/S73A Yeovil Summerlands	Richard Jackson – Greene King	Bell Inn 207 Preston Road Yeovil BA20 2EW	Application to remove condition No. 4 (music or amplified sound) of planning approval 20/02473/FUL for New external bar servery, timber covered pergola and new external festoon lighting.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03547/S73A					
6	20/03505/FUL Yeovil College	The Board of Governors	St Gildas School Mary Street Yeovil BA21 4EG	Installation of 3m in height fencing, across area of unrestricted access to playground	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03505/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	SCC/3781/2021 Yeovil Lyde	Somerset County Council	Birchfield Primary School Birchfield Road Yeovil BA21 5RL	To renew planning permission on a permanent basis for an existing single storey modular kitchen building granted temporary permission in May 2015 (15/02486/R3C).	
https://planning.somerset.gov.uk/Planning/Display?applicationNumber=SCC%2F3781%2F2021					
8	20/03466/FUL Yeovil Westland	National Probation Service	Yeovil County Court 22 Hendford Yeovil BA20 2QD	Exterior alterations comprising 8no. new exhaust/intake louvers and 2no. extractor fans. 2no. external condensing units.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03466/FUL					
9	20/03494/FUL Yeovil Westland	Lillywhite Investments Ltd	15/17Middle Street Yeovil BA20 1LF	The erection of a new third storey to create 3 No. residential units.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03494/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
10	20/03654/HOU Yeovil Westland	Mr T Howes and Ms K Cahill	22 Penn Hill Yeovil BA20 1SF	External alterations and the construction of replacement roof to form additional accommodation to include 4 No. dormer windows and juliet balconies.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03654/HOU					
11	20/03730/HOU Yeovil Westland	Mr & Mrs Fred & Lyn Monson	16 Southwoods Yeovil BA20 2QG	Proposed single storey side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03730/HOU					
12	20/03110/HOU Grove Avenue	Ms Christina Marriott	52 Grove Avenue Yeovil BA20 2BE	To replace dormer window to front of dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03110/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
13	21/00113/HOU Yeovil College	Mr & Mrs Black	114 Legion Road Yeovil BA21 3AY	Replacement garage	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00113/HOU					

10/155 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/00274/TPO Yeovil Westland	Mr Gosney	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	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00274/TPO					

10/157 PLANNING DECISIONS

Change of use from a betting shop (Use Class A2/Sui Generis) to a mixed-use of Thai and English hot food takeaway and restaurant (Use Class E/Sui Generis) and the installation of 3 No. extraction fans. 41 Forest Hill Yeovil BA20 2PH Ref. No: **20/02819/FUL** | Received: Sun 04 Oct 2020 | Validated: Sun 04 Oct 2020 | Status: **Refused**

Erection of single storey extension to side, rear & front of dwelling 33 Elmhurst Avenue Yeovil BA21 4PP Ref. No: **20/03142/HOU** | Received: Tue 03 Nov 2020 | Validated: Tue 15 Dec 2020 | Status: Approved

The installation of 2 No. new display windows to the side elevation of existing retail unit. Unit 4A Mead Avenue Brympton Yeovil BA22 8YQ Ref. No: **20/03161/FUL** | Received: Wed 04 Nov 2020 | Validated: Wed 09 Dec 2020 | Status: Approved

To demolish existing and erection of a single storey extension to side and rear of dwelling. 23 Wingate Avenue Yeovil Somerset BA21 4QH Ref. No: **20/03483/HOU** | Received: Wed 02 Dec 2020 | Validated: Tue 08 Dec 2020 | Status: Approved

Demolish existing sun room and erection of a single storey extension to rear of dwelling 15 St Michaels Avenue Yeovil Somerset BA21 4LA Ref. No: **21/00024/HOU** | Received: Tue 08 Dec 2020 | Validated: Tue 08 Dec 2020 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation