

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 15th March 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 ytc@yeovil.gov.uk by 9:00am on Monday, 15 March 2021.

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

Amanda Card, Town Clerk

8th March 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 March 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.

10/158 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/159 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.

10/160 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 15 February 2021.

10/161 RESOLUTION WORDING (Page 2)

10/162 PLANS LIST – FOR CONSIDERATION (Pages 3 to 6)

10/163 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY (Page 7)

10/164 CORRESPONDENCE

10/165 PLANNING DECISIONS (Page 8)

10/161 RESOLUTION WORDING

It was discussed at the last meeting of the Planning Committee how the process of consultation and compiling the Planning agenda has changed in recent years, and that South Somerset District Council now only consults via emails rather than sending paper copies of planning applications. Indeed, in the past, the Town Council's Planning Committee was a joint effort between the District and Town Councils with reports being prepared and presented by planning officers, and as such the wording of the resolutions reflected that used at the District Area Committees.

It is noted that with the advent of wholly electronic communication, the District Council is asking for parish & town councils to clearly state whether they *support* or *object* to an application. Therefore, to fall in line with other local councils, it is proposed to change the current wording of the Town Council resolutions as shown in the minutes from recommending 'approval' or 'refusal', to 'support' or 'object'. This does not prevent the Town Council from adding comments such as '*support, subject to ...*', or '*object for the following reasons*' where required.

The Committee is **RECOMMENDED:**

(1) To note the report; and

(2) to agree to record the resolutions of the Planning Committee to clearly state 'support' or 'object'.

(Helen Ferdinand, Deputy Town Clerk – 01935 382424)

10/162 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/03512/FUL Yeovil Westland	Windscale Properties Ltd	38-40 Prestleigh House Hendford Yeovil BA20 1UW	Erection of additional storey and pitched roof and front dormer windows to facilitate the creation of 4no self contained flats, 2 x 2 bedroom, and 2 x 1 bedroom, in conjunction with Prior Approval given under ref: 18/01171/P3JPA. (Revised application to that approved 20/00479/FUL)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03512/FUL					
2	20/03199/FUL Yeovil Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Conversion of existing first and second floors into 2 two bedroom apartments.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03199/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	20/03201/LBC Yeovil Westland	Mr Andrew Hatton-Woods	4 Church Street Yeovil BA20 1HE	Conversion of existing first and second floors into 2 two bedroom apartments	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03201/LBC					
4	21/00117/OUT Yeovil Westland	Mr & Mrs Mitchell	17 Sandhurst Road Yeovil BA20 2LG	Outline application with all matters reserved for the erection of a new bungalow.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00117/OUT					
5	20/03584/REM Abbey Manor South	Bamfords Developments White Mead Ltd	Land At Malvern Court Malvern Court Yeovil BA21 3RX	Reserved Matters application for approval of the appearance, layout, landscaping and scale following Outline approval 20/00407/OUT for the erection of 1 No. dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03584/REM					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	21/00096/FUL Yeovil Westland	Nigel Gittins Lambtrad Ltd	McDonalds Restaurants Ltd Lysander Road Yeovil BA20 2AU	Extension of existing service yard	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00096/FUL					
7	21/00156/FUL Grove Avenue	Mr & Mrs T Best	The Lounge Hair & Beauty 99 Preston Grove Yeovil BA20 2DB	Conversion of Existing Garage Outbuilding to Two Beauty Therapy Rooms	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00156/FUL					
8	20/03727/COU Yeovil Lyde	Mr Fisher Goldfish Property Private Ltd	Plot 50A Buckland Road Pen Mill Trading Estate Yeovil Somerset BA21 5HA	Use for employment purposes including flexible Use Class E(g) (i-iii) (commercial, business and service) / B2 (industrial) / B8 (storage and distribution)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03727/COU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9	21/00500/HOU Yeovil Westland	Mr Sam Akers	108 West Coker Road Yeovil Somerset BA20 2JG	Erection of a single storey rear extension to existing side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00500/HOU					
10	21/00515/HOU Yeovil Lyde	Mr Adrian Elliott	14 St Michaels Road Yeovil BA21 5AG	Loft conversion.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00515/HOU					
11	20/03261/HOU Yeovil College	Mr & Mrs Mark Sturgess	113A Mudford Road Yeovil BA21 4AQ	Proposed new front porch, two storey side extension and single storey rear extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03261/HOU					

10/163 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/02853/TPO Grove Avenue	Mr Gwyn Thomas	22 Grove Avenue Yeovil BA20 2BB	Application to carry out tree surgery works to No.01 tree included within Tree Preservation Order South Somerset District Council (YEOV 1) 1986	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/02853/TPO					
2	20/03365/TPO Grove Avenue	Mr Christopher Cullen	Park House 45 The Park Yeovil BA20 1D	Application to carry out tree surgery works to No.04 trees included within the South Somerset District Council (YEOV2) 1998 Tree Preservation Order	Approved 25 February 2021
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03365/TPO					

10/165 PLANNING DECISIONS

Proposed demolition of the existing Yeovil Police Station building and the construction of a replacement station along with associated landscaping, engineering and associated ancillary works. Yeovil Police Station Horsey Lane Yeovil BA20 1SN Ref. No: **20/01207/FUL** | Received: Tue 28 Apr 2020 | Validated: Tue 28 Apr 2020 | Status: Approved

To replace dormer window to front of dwelling 52 Grove Avenue Yeovil BA20 2BE Ref. No: **20/03110/HOU** | Received: Fri 30 Oct 2020 | Validated: Thu 28 Jan 2021 | Status: Approved

Erection of a detached single storey outbuilding ancillary to the main dwelling for domestic storage, home office & garden room use only 28 Glenthorne Avenue Yeovil BA21 4PG Ref. No: **20/03117/HOU** | Received: Sun 01 Nov 2020 | Validated: Thu 07 Jan 2021 | Status: Approved

Alterations to the shop front, including the addition of secondary access door to serve the future proposed first-floor flats and the relocation of existing shopfront doors to align with the current window line. 15 Middle Street Yeovil BA20 1LF Ref. No: **20/03211/FUL** | Received: Sat 07 Nov 2020 | Validated: Thu 10 Dec 2020 | Status: Approved

Proposed B1 office with associated facilities and parking to provide additional office space that will serve No.24 Hendford. 24 Hendford Yeovil BA20 1TG Ref. No: **20/03296/FUL** | Received: Sat 14 Nov 2020 | Validated: Sat 14 Nov 2020 | Status: Approved

Application for removal of condition 10 of planning permission 01/00745/FUL and subsequently condition 1 of approval 04/02772/S73; in order to allow the business to make deliveries to and from the site 24 hours a day, seven days a week. Asda Stores Ltd Preston Road Yeovil BA20 2HB Ref. No: **20/03322/S73** | Received: Wed 18 Nov 2020 | Validated: Wed 18 Nov 2020 | Status: **Approved**

Application to carry out tree surgery works to No.04 trees included within the South Somerset District Council (YEOV2) 1998 Tree Preservation Order Park House 45 The Park Yeovil BA20 1DF Ref. No: **20/03365/TPO** | Received: Fri 20 Nov 2020 | Validated: Thu 25 Feb 2021 | Status: Approved

Installation of 3m in height fencing, across area of unrestricted access to playground St Gildas School Mary Street Yeovil BA21 4EG Ref. No: **20/03505/FUL** | Received: Thu 03 Dec 2020 | Validated: Fri 22 Jan 2021 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation