

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 17th August 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, 17 August 2020.

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

Amanda Card, Town Clerk

10th August 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:

Jade Dash	Jane Lowery
Karl Gill	Sarah Lowery
David Gubbins	Graham Oakes (<i>Chairman</i>)
Gordon Hunting	Evie Potts-Jones
Kaysar Hussain	Wes Read
Terry Ledlie	Roy Spinner
Mike Lock	Rob Stickland (<i>Vice Chairman</i>)
	Helen Stonier (<i>Ex- officio</i>)

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, 17 August 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.

10/104 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/105 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.

10/106 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 13 July 2020.

10/107 PLANS LIST – FOR CONSIDERATION (Pages 2 to 4)

10/108 AMENDED PLANS/ADDITIONAL INFORMATION - FOR CONSIDERATION (Page 5)

10/109 TREE PRESERVATION ORDER - FOR INFORMATION ONLY (Page 5)

10/110 CORRESPONDENCE

10/111 PLANNING DECISIONS (Pages 6 to 7)

10/107 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01886/COU Yeovil College	Westfield Community Association	Land Adjacent Co Operative Store Stiby Road Yeovil BA21 3EG	Change of use of land to community 'pocket park'/green space.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01886/COU					
2	20/01800/COU Yeovil Lyde	Mr Daniel Haseltine	68 Rosebery Avenue Yeovil BA21 5LQ	The change of use of existing garage into a mixed use of residential and dog grooming parlour (Retrospective)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01800/COU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	20/01687/HOU Yeovil College	Mr Chris Johnson	62 Mudford Road Yeovil BA21 4AB	Erection of single storey extension to rear and conversion of loft	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01687/HOU					
4	20/01801/HOU Yeovil Westland	Mr Glenn Drake	11A Penn Hill Yeovil BA20 1SF	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01801/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	20/01817/HOU Yeovil College	Mr Scott Imrie	135 St Michaels Avenue Yeovil BA21 4LW	Erection of a second storey extension to rear over existing kitchen to form an additional bedroom	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01817/HOU					
6	20/01833/HOU Yeovil Summerlands	Mr David Stanley	103 St Andrews Road Yeovil BA20 2DF	The erection of single storey rear extension to dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01833/HOU					

10/108 AMENDED PLANS/ADDITIONAL INFORMATION - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01952/S73A Yeovil College	Mr A Stewart	Holcote House Mudford Road Yeovil BA21 4AE	Application to amend condition 2 (approved plans) of planning approval 18/02754/FUL to allow minor external alterations.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01952/S73A					

10/109 TREE PRESERVATION ORDER - FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01959/TPO Yeovil College	Mr Emmans	98 College Green Yeovil BA21 4JU	Application to carry out tree surgery works to No 1 Tree 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=20/01959/TPO					

10/111 PLANNING DECISIONS

Demolition of existing building and the erection of a new warehouse and distribution centre. Building 166 Gkn Westland Helicopters Lysander Road Yeovil Somerset BA20 2AY Ref. No: **19/03143/FUL** | Received: Fri 01 Nov 2019 | Validated: Fri 01 Nov 2019 |
Status: Approved

The display of 1 No. externally illuminated fascia sign and 1 No. non illuminated fascia sign on proposed building. Garage Site Adj 70 Earle Street Yeovil Somerset Ref. No: **19/03304/ADV** | Received: Tue 03 Dec 2019 | Validated: Wed 18 Dec 2019 |
Status: Approved

Change of use of premises from Class A2 and erection of an extension at the rear to form a 2-bed house and 6 1-bed flats within Class C3. 16B Hendford Yeovil BA20 1TE Ref. No: **20/01055/FUL** | Received: Mon 13 Apr 2020 | Validated: Tue 05 May 2020 |
Status: Approved

Change of use of premises from Class A2 and erection of an extension at the rear to form a 2-bed house and 6 1-bed flats within Class C3. 16B Hendford Yeovil BA20 1TE Ref. No: **20/01056/LBC** | Received: Mon 13 Apr 2020 | Validated: Tue 05 May 2020 |
Status: Approved

Demolition of existing conservatory & construction of new flat roof single storey extension to rear of property to form new kitchen. 61 Rowan Way Yeovil BA20 2NP Ref. No: **20/01197/HOU** | Received: Mon 27 Apr 2020 | Validated: Mon 11 May 2020
Status: Approved

THE INSTALLATION OF 4 NO. NEW DIGITAL FREESTANDING SIGNS AND 1 NO. 15" DIGITAL BOOTH SCREEN. Mcdonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU Ref. No: **20/01362/ADV** | Received: Fri 15 May 2020 | Validated: Fri 15 May 2020 |
Status: Approved

Re-configuration of part ground floor and part first floor office accommodation with the addition of 2No. windows in side elevation & installation of 2No. air conditioning units 1 Babylon View Yeovil Somerset BA21 5HR Ref. No: **20/01389/FUL** | Received: Mon 18 May 2020 | Validated: Mon 18 May 2020 |
Status: Approved

Application to carry out tree surgery works to Oak tree shown as T1 and T2 in the South Somerset District (Yeovil No.1) Tree Preservation Order 1986 26 Grove Avenue Yeovil Somerset BA20 2BB Ref. No: **20/01512/TPO** | Received: Mon 01 Jun 2020 | Validated: Mon 01 Jun 2020 |
Status: Approved

Demolition of existing garage and the erection of a larger garage with room above.
141 Ilchester Road Yeovil BA21 3BG

Ref. No: **20/01574/HOU** | Received: Wed 10 Jun 2020 | Validated: Wed 10 Jun 2020
Status: Approved

Conversion of existing attic room to include raised roof pitch and full-length dormer,
formation of a new front entrance and porch enclosure

14 Southwoods Yeovil BA20 2QG

Ref. No: **20/01688/HOU** | Received: Fri 19 Jun 2020 | Validated: Thu 25 Jun 2020 |
Status: Approved

Single Storey Modular 2 classroom building, car parking, play areas and pupil drop-
off area SCC/3726/2020

Fiveways School Victoria Road Yeovil Somerset BA21 5AZ

Ref. No: **20/01877/CPO** | Received: Thu 02 Jul 2020 | Validated: Thu 02 Jul 2020 |
Status: Decided

Notification of intent to fell No 1 tree Within a Conservation Area

29 Grove Avenue Yeovil BA20 2BE

Ref. No: **20/01917/TCA** | Received: Wed 08 Jul 2020 | Validated: Wed 08 Jul 2020 |
Status: Decided

Notification of intent to fell No 1 Tree within a Conservation Area

Flat 2 1 Penn Hill Yeovil BA20 1SF

Ref. No: **20/02097/TCA** | Received: Tue 28 Jul 2020 | Validated: Tue 28 Jul 2020 |
Status: Decided

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation