

Yeovil Town Council



Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 18th January 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, 18 January 2021.

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

Amanda Card, Town Clerk

11th January 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, 18 January 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.

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.

10/144 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/145 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.

10/146 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14 December 2020.

10/147 PLANS LIST – FOR CONSIDERATION (Pages 2 to 4)

10/148 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION (Page 5)

10/149 CORRESPONDENCE

10/150 PLANNING DECISIONS (Page 6 to 7)

10/147 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/03322/S73 Yeovil Summerlands	Asda Stores Ltd	Asda Stores Ltd Preston Road Yeovil BA20 2HB	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03322/S73					
2	20/03211/FUL Yeovil Westland	Mr S Friel	15 Middle Street Yeovil BA20 1LF	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03211/FUL					
3	20/03296/FUL Yeovil Westland	Charles Bishop Ltd	24 Hendford Yeovil BA20 1TG	Proposed B1 office with associated facilities and parking to provide additional office space that will serve No.24 Hendford.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03296/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
4	20/03117/HOU Yeovil College	Mr Harry Llewelyn	28 Glenthorne Avenue Yeovil BA21 4PG	Erection of a detached single story outbuilding ancillary to the main dwelling for domestic storage, home office & garden room use only	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03117/HOU					
5	20/03128/HOU Yeovil Westland	Mr Jordan Davies	8 Tarratt Road Yeovil BA20 2LJ	Erection of first floor extension to existing bungalow to form a two storey dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03128/HOU					
6	20/03483/HOU Yeovil College	Mr And Mrs M Brown	23 Wingate Avenue Yeovil Somerset BA21 4QH	To demolish existing and erection of a single storey extension to side and rear of dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03483/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	20/03142/HOU Yeovil College	Mr Nigel Babbage	33 Elmhurst Avenue Yeovil BA21 4PP	Erection of single storey extension to side, rear & front of dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03142/HOU					
8	21/00024/HOU Yeovil College	Mr And Mrs S Alom	15 St Michaels Avenue Yeovil Somerset BA21 4LA	Demolish existing sun room and erection of a single storey extension to rear of dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/00024/HOU					

**10/148 NEIGHBOURING PARISH COUNCIL CONSULTATION -
FOR CONSIDERATION/INFORMATION**

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/03161/FUL BRYMPTON	Mr Stephen Rider	Unit 4A Mead Avenue Brympton Yeovil BA22 8YQ	The installation of 2 No. new display windows to the side elevation of existing retail unit.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/03161/FUL					

10/150 PLANNING DECISIONS

Removal of an existing wooden garden shed and erection of a concrete based timber framed building to rear of dwelling
59 Matthews Road Yeovil Somerset BA21 4JQ
Ref. No: **20/02337/HOU** | Received: Wed 19 Aug 2020 | Validated: Tue 17 Nov 2020
| Status: Approved

Erection of an extension to existing detached Annexe in garden area
20 Camborne Grove Yeovil BA21 5DG
Ref. No: **20/02692/HOU** | Received: Tue 22 Sep 2020 | Validated: Fri 16 Oct 2020 |
Status: Withdrawn

Application to carry out tree surgery works to Oak tree known as T.1 in the Yeovil District (YEOV 2) 1984 Tree Preservation Order
2 Laburnum Way Yeovil Somerset BA20 2PL
Ref. No: **20/02730/TPO** | Received: Fri 25 Sep 2020 | Validated: Fri 25 Sep 2020 |
Status: Approved

Application to carry out Tree Surgery Works/Fell no 4 Trees within South Somerset District Council (YEOV 6) 2000 Tree Preservation Order
16 Parish Mews Yeovil BA21 3AS
Ref. No: **20/02752/TPO** | Received: Mon 28 Sep 2020 | Validated: Mon 28 Sep 2020
| Status: Approved

Application to carry out Tree Surgery Works to No 1 Tree within South Somerset District Council (YEOV 5) 2011 Tree Preservation Order
St Michaels Church St Michaels Avenue Yeovil BA21 4LH
Ref. No: **20/02753/TPO** | Received: Mon 28 Sep 2020 | Validated: Mon 28 Sep 2020
| Status: Approved

The display of 1 No. internally illuminated fascia sign.
41 Forest Hill Yeovil BA20 2PH
Ref. No: **20/02820/ADV** | Received: Sun 04 Oct 2020 | Validated: Sun 04 Oct 2020 |
Status: Approved

Erection of a garden room to rear of dwelling
9 Home Drive Yeovil Somerset BA21 3AP
Ref. No: **20/03424/HOU** | Received: Tue 27 Oct 2020 | Validated: Fri 27 Nov 2020 |
Status: Approved

Application to carry out Tree Surgery works to No 2 trees as shown within South Somerset District Council (YEOV 1) 1993 Tree Preservation Order
8 College Green Yeovil Somerset BA21 4JU
Ref. No: **20/03155/TPO** | Received: Mon 02 Nov 2020 | Validated: Mon 02 Nov 2020
| Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation