



Yeovil Town Council

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Planning Committee

Members of Yeovil Town Council are summoned to attend:

The Meeting : **Planning Committee**

The Time : **7 :00pm**

The Date : **Monday 9th March 2020**

The Place... **Town House, 19 Union Street, Yeovil**

Meetings are open to the Press and Public
If you need this information in large print, Braille, audio or another
language, please ring 01935 382424

Amanda Card
Town Clerk

02 March 2020

Please contact Helen Ferdinand at the Town House for more information about this meeting

To: All Members of the Planning Committee

Philip Chandler

Pauline Lock (Ex-officio)

Jade Dash

Jane Lowery

Karl Gill

Sarah Lowery (*Chairman*)

Amy Grieves

Graham Oakes

David Gubbins

Evie Potts-Jones

Gordon Hunting

Wes Read

Kaysar Hussain

Roy Spinner

Terry Ledlie

Rob Stickland

Mike Lock

Helen Stonier (*Vice Chairman*)

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	

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 during the time allocated for Public Comment 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.

A G E N D A

PUBLIC COMMENT – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

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, consultation period and decision making process has been completed.

10/077 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/078 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.

10/079 MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 10 February 2020.

10/080 PLANS LIST – FOR CONSIDERATION (Pages 2 to 5)

10/081 AMENDED PLANS/ADDITIONAL INFORMATION - FOR CONSIDERATION (Page 6)

10/082 TREE PRESERVATION ORDER - FOR INFORMATION ONLY (Page 6)

10/083 CORRESPONDENCE

10/084 PLANNING DECISIONS (Pages 7 to 8)

PLANNING MEETING
MONDAY 09 March 2020

PLANS LIST

The schedule of planning applications is attached.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to any views expressed by the public, various consultees (including the Town Council) and District Council Ward Members.

BACKGROUND PAPERS

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

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.

10/080 **PLANS LIST – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/00276/FUL Yeovil Lyde	Allerton Developments	89 Sherborne Road Yeovil BA21 4HE	Change of use of premises from B8 (Storage and distribution) to C3 (Residential) including rear and side extensions, internal and external alterations, creation of new parking spaces, landscaping and associated works to facilitate the creation of 13 No. flats.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00276/FUL					
2	20/00407/OUT Abbey Manor South	Mr M Paine	Land At Malvern Court Malvern Court Yeovil Somerset BA21 3RX	Outline application with all matters reserved save for access for the erection of 1No. dwelling	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00407/OUT					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	20/00285/HOU Crofton Park	Mr M Alom	4 Colmer Road Yeovil BA21 4BS	Erection of a two storey extension to rear of dwellinghouse.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00285/HOU					
4	20/00403/S73 Westland	Mr Matthew Thackwell	6-7 South Western Terrace Yeovil BA20 1NB	Section 73 application to vary condition 4 of 18/01190/FUL (Hours of operation) from 1200-0030 Monday to Friday, 1200-0130 Saturday and 1200-0000 Sunday & Bank Holidays varied to 1000-0030 Monday to Friday, 1000-0130 Saturday and 1000-0000 Sundays & Bank Holidays	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00403/S73					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	20/00035/HOU Westland	Mr Nick Cummins	4 Penn Hill Park Yeovil Somerset BA20 1SE	Extension to existing decked balcony to rear	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00035/HOU					
6	20/00449/COU Westland	Mr Philip Cornish	40 Princes Street Yeovil BA20 1EQ	Change of use from retail (Use Class A1) to tattoo studio (Sui Generis)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00449/COU					

10/081 AMENDED PLANS/ADDITIONAL INFORMATION - FOR CONSIDERATION

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/00321/S73 Yeovil College	Mr Mark Newton	42 Marsh Lane Yeovil BA21 3BX	Application to vary condition no. 2 (approved plans) of approval 19/02060/HOU to allow change of materials.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00321/S73					

10/082 TREE PRESERVATION ORDER – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/00192/TPO Yeovil College	Mr John Burton	The Long House 11 Oakridge Park Yeovil BA21 3JY	Application to carry out Tree Works to T10 Lime Tree as shown within the South Somerset District Council (YEOV 1) 1991 Tree Preservation Order. Confirmed 09.07.91	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/00192/TPO					

10/084 PLANNING DECISIONS

Section 73 application to vary conditions 2, 3 & 11 of permission 16/04661/FUL with regards to changes to the external cladding, profile of the lift shaft in elevations, extension of the roofline near the water tower, bin store amendments, removal of parking provision on level 1, balconies amended to Juliette balconies, addition of an entry door access to north stairwell on level 2, and removal of the vehicular access ramp between levels 1 and 2

Aplin House Newton Road Yeovil Somerset

Ref. No: **19/02100/S73** | Received: Fri 26 Jul 2019 | Validated: Mon 29 Jul 2019 | Status: Approved

Conversion of a redundant ancillary residential building into a C3 residential dwelling.

Former Laundry Building At Malvern Court Malvern Court Yeovil Somerset BA21 3RX

Ref. No: **19/02719/COU** | Received: Tue 01 Oct 2019 | Validated: Mon 14 Oct 2019 | Status: Approved

Application to carry out Tree Works to 1 no. tree as shown within the South Somerset District Council (YEOV 2) 2017 Tree Preservation Order confirmed 26.06.17

Holcote House Mudford Road Yeovil BA21 4AE

Ref. No: **19/03170/TPO** | Received: Tue 19 Nov 2019 | Validated: Mon 23 Dec 2019 | Status: **Refused**

Construction of additional storey height to existing double garage to provide additional annexe accommodation.

108 West Coker Road Yeovil Somerset BA20 2JG

Ref. No: **19/03341/HOU** | Received: Fri 22 Nov 2019 | Validated: Fri 06 Dec 2019 | Status: Approved

Removal of front porch, alterations and the erection of new single storey front extension.

44 Burroughes Avenue Yeovil BA21 3JU

Ref. No: **19/03309/HOU** | Received: Tue 03 Dec 2019 | Validated: Tue 03 Dec 2019 | Status: Approved

The installation of replacement non illuminated ATM header signage.

1 Middle Street Yeovil BA20 1LR

Ref. No: **19/03382/ADV** | Received: Tue 10 Dec 2019 | Validated: Tue 10 Dec 2019 | Status: Approved

Installation of 12 windows to existing side and rear elevations.

13 Buckland Road Pen Mill Trading Estate Yeovil BA21 5EA

Ref. No: **19/03417/FUL** | Received: Thu 12 Dec 2019 | Validated: Fri 13 Dec 2019 | Status: Approved

Demolition of shop building & residential garage & replacement with a pair of semi-detached houses

46 Roping Road Yeovil Somerset BA21 4BE

Ref. No: **20/00058/FUL** | Received: Mon 16 Dec 2019 | Validated: Mon 16 Dec 2019 | Status: Approved

The erection of a single storey garage

70 Ilchester Road Yeovil BA21 3BL

Ref. No: **19/03525/HOU** | Received: Mon 23 Dec 2019 | Validated: Fri 10 Jan 2020 | Status: Approved

S73 application to vary Condition 4 of approval 19/02715/HOU to allow the fitting of window restrictors.

214 Preston Road Yeovil BA20 2EZ

Ref. No: **20/00045/S73** | Received: Thu 09 Jan 2020 | Validated: Thu 09 Jan 2020 | Status: Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation