



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 17th May 2021

7.00pm

Hybrid Meeting:

Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,
and virtual 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, 17th May 2021.

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

Amanda Card, Town Clerk
10th May 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 (<i>Vice Chairman</i>)
Karl Gill	Evie Potts-Jones (<i>Ex-officio</i>)
David Gubbins	Wes Read
Gordon Hunting (<i>Chairman</i>)	Ashley Richards
Kaysar Hussain	Roy Spinner
Andrew Kendall (<i>Ex-officio</i>)	Rob Stickland
Jane Lowery	Helen Stonier

Information for the Public

In accordance with 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, the ability to hold meetings virtually has now ceased. The Council are adhering to guidance set by the Ministry of Housing, Communities and Local government for the safe use of council buildings to enable face-to-face meetings for Councillors yet continue to provide remote access to the public.

Public Comments via Zoom at hybrid meetings

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, 17th May 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 via Zoom. Please note participants have a maximum of 3 minutes to speak.

Alternatively, if you do not wish to join the meeting via Zoom 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.

10/177 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

10/178 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.

10/179 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12 April 2021.

10/180 AMENDED PLANS – FOR CONSIDERATION (Page 2)

10/181 PLANS LIST – FOR CONSIDERATION (Pages 2 to 4)

10/182 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY (Page 4)

10/183 CORRESPONDENCE

10/184 PLANNING DECISIONS (Pages 5)

10/180 AMENDED PLANS – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/00667/TEA Westlands	Hutchinson UK Ltd	5G Telecommunications Cabinet, Lysander Road	Notification of intent to erect a Phase 8 Monopole with wraparound cabinet at base and associated ancillary works	<i>Considered and deferred at meeting held 12 April 2021. Monopole height reduced from 20m to 15m.</i>
Planning Documents South Somerset District Council					

10/181 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/00561/FUL Lyde	Wessex Water	Yeovil Pen Mill Water Recycling Centre Sherborne Road	Erection of welfare unit for high pressure jetting training facility including a canteen building, storage cabin, chain link fencing, access gates & floodlighting	
Planning Documents South Somerset District Council					
2	20/03741/FUL Westlands	Pannicia	26/28 Middle Street	Alterations and the change of use of first and second floors from storage to 4 No. residential apartments.	
Planning Documents South Somerset District Council					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
3	21/00669/S73 Lyde	Mr P Newman	41 Percy Road	Application to Vary Condition 02 (of approved plans of Planning Appeal Decision for 19/02080/FUL) to increase roof height of Plot 3	
Planning Documents South Somerset District Council					
4	21/01345/HOU Westlands	Mr Day & Mr Moore	96 & 98 West Coker Road	Loft conversion and new roof profile to both 96 & 98 West Coker Road, with Velux windows to rear and a porch to front elevation of 96.	<i>Previous applications considered at 12th April 2021 meeting now withdrawn (21/00589/HOU & 21/00616/HOU).</i>
Planning Documents South Somerset District Council					
5	21/00817/HOU Lyde	Mr B Upshall	158 St Michaels Avenue	Proposed 2 storey rear extension and new porch to dwelling	
Planning Documents South Somerset District Council					
6	20/02339/HOU Westlands	Mr B Smith	Ampfield House 4 East Coker Road	Demolish existing buildings & replace with a single storey linked extension and new outbuilding	
Planning Documents South Somerset District Council					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	21/00802/HOU Westlands	Ms Chubb	85 Seaton Road	single storey extension to the front & revised fenestration to the side and rear of property	
Planning Documents South Somerset District Council					
8	21/00872/HOU Yeovil College	Mr G Hopkins	30 Hillcrest Road	Erect porch	<i>Approved 4 May 2021 without waiting for YTC comments</i>
Planning Documents South Somerset District Council					
9	21/00630/ADV Yeovil College	Ms Chan	Preston Take Away 59 Glenthorne Avenue	To install an external illuminated sign to front wall above shop window	
Planning Documents South Somerset District Council					

10/182 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY

	APPLICANT NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	21/01470/TPO	Mrs L Tanswell	11 Abbots Mead	Application to carry out tree surgery works to 1 tree included within South Somerset Tree Preservation Order (YEOV 5) 1999	
Planning Documents South Somerset District Council					

10/184 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/03261/HOU	113A Mudford Road	Extensions	Approved
20/03466/FUL	Yeovil County Court 22 Hendford	Exterior alterations	Approved
20/03547/S73A	Bell Inn 207 Preston Road	Vary condition re amplified music, etc	Approved (subject to conditions)
20/03569/FUL	217 Sherborne Road	McDonald's Restaurant	Approved
20/03654/HOU	22 Penn Hill	External alterations including 4 juliet Balconies	Approved
20/03723/FUL	21-23 Summer House Terrac	Change of use from retail to dental surgery and external shed	Approved
21/00062/ADV	Yeovil Police Station Horse Lane	Signage	Approved
21/00096/FUL	McDonalds Restaurants Ltd Lysander Road	Extension of service yard	Approved
21/00500/HOU	108 West Coker Road	Single storey rear extension	Approved
21/00589/HOU	96 West Coker Road	Roof conversion and extension, and front Porch	Withdrawn
21/00616/HOU	98 West Coker Road	Roof conversion and extension	Withdrawn
21/00872/HOU	30 Hillcrest Road	Erect porch	Approved
21/00863/TEA	5G Telecommunications Cabinet Sherborne Road	20m monopole, etc	No objections/ Prior approval not required

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation