



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 12th December 2022

7.00pm

Hybrid Meeting:

**Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,
and virtual using Zoom meeting software**

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

Amanda Card, Town Clerk

6th December 2022

This information is also available on our website: www.yeovil.gov.uk

Members of Yeovil Town Council's Planning Committee are summoned to attend:

Barry Boyton	Jane Lowery
Jade Cabell	Graham Oakes
Tareth Casey	Evie Potts-Jones (<i>Ex-officio</i>)
Karl Gill	Wes Read
Emma-Jayne Hopkins	Ashley Richards
Kaysar Hussain	Jeny Snell
Andy Kendall (<i>Ex-officio</i>)	Roy Spinner
Pauline Lock	Helen Stonier
Jamie Lock	Liam Watts
Sarah Lowery	Dave Woan

Public Comments at meetings

Members of the public may attend the meeting via zoom or in person.

If you would like to join the meeting via zoom, please email ytic@yeovil.gov.uk by 9.00am on Monday 12th December 2022 providing the following information:

- 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.

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.

11/051 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/052 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.

11/053 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 14th November 2022.

11/054 PLANS LIST – FOR CONSIDERATION (Pages 2 - 3)

Applications for consideration.

11/055 TREE PRESERVATION ORDER APPLICATIONS (Page 3)

Applications for consideration/noting.

11/056 PLANNING DECISIONS (Page 4)

To note.

11/054 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/03153/FUL <i>Yeovil College</i>	Sluman	Milford Junior School Glenthorne Avenue	Retrospective application to site 6 (2 single, 4 two storey) temporary classrooms as replacement for whole school, with a multi-use games area and re-grading of a disused parking area.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03153/FUL				
2	22/03176/TEA <i>Westlands</i>	CK Hutchinson Networks (UK) Ltd	Grass Verge Lysander Road	Notification of intent for proposed telecommunications installation: Proposed 15m Phase 8 Monopole, wraparound cabinet at base and associated works.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03176/TEA				
3	22/03174/FUL <i>Westlands</i>	Wilson-Chalon	Masonic Hall 23 Hendford	Alterations to the rear access to form new disabled access with stairlift	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03174/FUL				
4	22/02912/FUL <i>Westlands</i>	Tilbury Douglas (on Behalf Of HM Courts & Tribunals Service)	Law Courts Petters Way	Implementation of mechanical ventilation and re-roofing works	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02912/FUL				
5	22/02884/FUL <i>Westlands</i>	GRG Holdings	16B Hendford Yeovil	Change of use of existing Class E premises to a single dwellinghouse (C3) and associated works	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02884/FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	22/03048/HOU <i>Abbey Manor South</i>	Hutchinson	38 Long Close	Single storey extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03048/HOU					
7	22/03133/HOU <i>Yeovil College</i>	Evans	48 College Green	Single storey side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03133/HOU					
8	22/02503/HOU <i>Lyde</i>	Evans	57 Cromwell Road	Side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02503/HOU					
9	22/03082/HOU <i>Summerlands</i>	Dalmasso	80 Preston Road	Demolition of existing single garage and proposed detached double garage	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03082/HOU					
10	22/03270/HOU <i>Yeovil College</i>	Othen	47 Mudford Road	Single storey side and rear extension (part retrospective)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03270/HOU					

11/055 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/03202/TPO		Balidon House Balidon Place	Tree surgery works	Application permitted 30.11.22
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03202/TPO					

11/056 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/01587/HOU	Beech Cottage, 223A Preston Road	Extend garage to provide car port, workshop and new first floor accommodation associated with main dwelling	Permitted
22/01610/FUL	Preston School Monks Dale	New artificial grass pitch and perimeter fencing	Permitted
22/02288/ADV	NatWest Bank Hemdford	Various signs	Permitted
22/02347/S73	173 Preston Road	S73 Application to change roof tiles	Permitted
22/02372/FUL	30 Oxford Road Pen Mill Trading Estate	Extension to warehouse, alterations to existing building and new site exit	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation

**Resolutions of YTC Hybrid Planning Committee held face-to-face and by video-conference using Zoom meeting software,
14 November 2022**

PLANS LIST

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Resolution
1	22/02486/FUL <i>Westlands</i>	Property Services Team	Octagon Theatre Hendford	Partial demolition, renovation and extension including expansion of main auditorium from 622 to 900 seats, 2 new cinemas, dance studio and expanded foyers. New theatrical fly-tower and expanded backstage provision.	The principle of the development is welcomed, but a number of concerns were raised: <ul style="list-style-type: none"> - inadequate parking provision - the longevity of the Corten steel cladding in visual and maintenance terms - the lack of provision for smaller local community groups - request that the eating area is increased
2	22/02347/S73 <i>Summerlands</i>	J Wheaton	173 Preston Road	Application to vary conditions 2 & 3 of planning permission 21/02504/HOU to change the roof tiles from slate to grey concrete tiles.	Support
3	22/02288/ADV <i>Westlands</i>	Royal Bank of Scotland	NatWest Bank Hendford	Display of various illuminated and non-illuminated signs and internally illuminated LCD screen	Support