



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 14th August 2023

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

8th August 2023

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

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 14th August 2023 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. Somerset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.

11/096 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/097 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 Somerset 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 that level taking into account all relevant evidence and representation made at that tier.

11/098 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17th July 2023.

11/099 PARKING POLICY FOR YEOVIL

An overview of the relevant parking policies for Yeovil (previously circulated via email from the Deputy Town Clerk, dated 19th July 2023).

11/100 PLANS LIST – FOR CONSIDERATION (Pages 2 - 3)

Applications for consideration.

11/101 TRENT / QUEEN THORNE NEIGHBOURHOOD AREA (attached)

Correspondence from Dorset Council for noting.

11/102 PLANNING DECISIONS (Page 4)

To note.

11/100 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/01636/S73A <i>Westlands</i>	J Kamal	42 South Street	Application to vary conditions relating to fencing and the Klargestor interceptor tank and silt trap (planning consent 20/02891/FUL for the CoU of land for a car wash, canopy, fencing & creation of an access)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01636/S73A				
2	23/01691/ADV <i>Westlands</i>	Howden Group Holdings Ltd	1 Sliver Street	Display of 1 halo style illuminated fascia sign and 1 internally illuminated projecting sign	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01691/ADV				
3	23/01607/FUL <i>Summerlands</i>	Yeovil Family Church	164 Preston Road	Erection of log cabin.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01607/FUL				
4	23/01662/HOU <i>Summerlands</i>	P Burningham	153 Preston Road	Single storey rear extension.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01662/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	23/01770/HOU <i>Westlands</i>	Partoon	13 Park Gardens	Single storey rear extension.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01770/HOU					
6	AMENDED PLAN 23/01397/HOU <i>Yeovil College</i>	W Pike	90 Westfield Grove	Two storey and single storey extensions to rear of dwelling.	Change from flat roof to hipped roof.
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01397/HOU					

11/102 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/01320/FUL	Milford Park Community Hall	Installation of solar Panels	Permitted.
23/01154/HOU	109 Highfield Road	Extensions	Permitted.
23/01214/ADV	Unit 2 Key Market House Old Station Road	Signage	Permitted.
23/01213/FUL	Unit 2 Key Market House Old Station Road	CoU from vacant retail to mixed use restaurant and hot food takeaway	Permitted.
23/01244/FUL	Ryalls Park Medical Centre Marsh Lane	Extensions, refurbishment and extension to car park	Permitted.
23/01296/HOU	214 Preston Road	Replace roof to provide first floor accommodation, etc	Permitted.
23/01301/FUL	1 HSBC Bank Middle Street	Replacement of self- service machines, signage and CCTV	Permitted.
23/01302/ADV	1 HSBC Middle Street	Signage	Permitted.
23/01337/HOU	The Coach House 100 Ilchester Road	Installation of balcony, and pergola	Permitted.
23/01376/HOU	5 Osborne Road	Convert and extend garage for residential use plus other works.	Permitted.
23/01524/ADV	Lyndon House 63 The Park	Conversion and extension of garage for rooms as part of HMO, plus retrospective permission for out buildings.	Permitted.
23/01524/ADV	Land at Western Avenue Roundabout	Installation of 4 roundabout signs	Permitted
23/01523/ADV	Land at Preston Road Roundabout	Installation of 4 roundabout signs	Permitted
23/01530/HOU	73 Sherborne Road	Extension	Permitted

Note:

Planning decisions are highlighted where a decision of the Planning Authority (Somerset Council) has differed from the recommendation of Yeovil Town Council.

Date: 4 August 2023

Ref: Trent / Queen Thorne

Officer: N Cardnell

☎ 01305 838263

✉ neighbourhoodplanning@dorsetcouncil.gov.uk

Dear Parish Clerk

TRENT / QUEEN THORNE NEIGHBOURHOOD AREA

Queen Thorne Parish Council would like to change their designated Neighbourhood Area and name.

Queen Thorne Parish Council have submitted an area application to amend the Queen Thorne Neighbourhood Area by retaining the parish of Trent but excluding the parishes of Over Compton, Nether Compton and Sandford Orcas. The Neighbourhood Area will subsequently be referred to as Trent Neighbourhood Area. The consultation period will commence on Friday 4 August and end on Friday 15 September 2023.

Neighbourhood areas have to be approved by the local planning authority and as part of the process a minimum 6 week consultation period is required where the proposed area is not wholly administered by a Parish Council to give interested parties the opportunity to make comments.

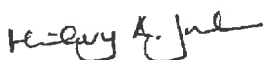
Copies of the application, together with details of how to make comments can be found at <https://www.dorsetcouncil.gov.uk/neighbourhood-area>

As an adjoining parish, we would ask you to publicise this consultation on any parish notice boards, parish website / magazine and local community venues (such as post office / shop / village hall), to raise awareness of it locally.

If you wish to comment on the area application, please do so by Friday 15 September 2022.

After the close of the public consultation, if no objections are raised, Officers can then designate the area or if issues are raised a decision must be made within 13 weeks in all other cases. The results of the application will be published on our website and I would appreciate it if you could publicise this in the same manner as the application.

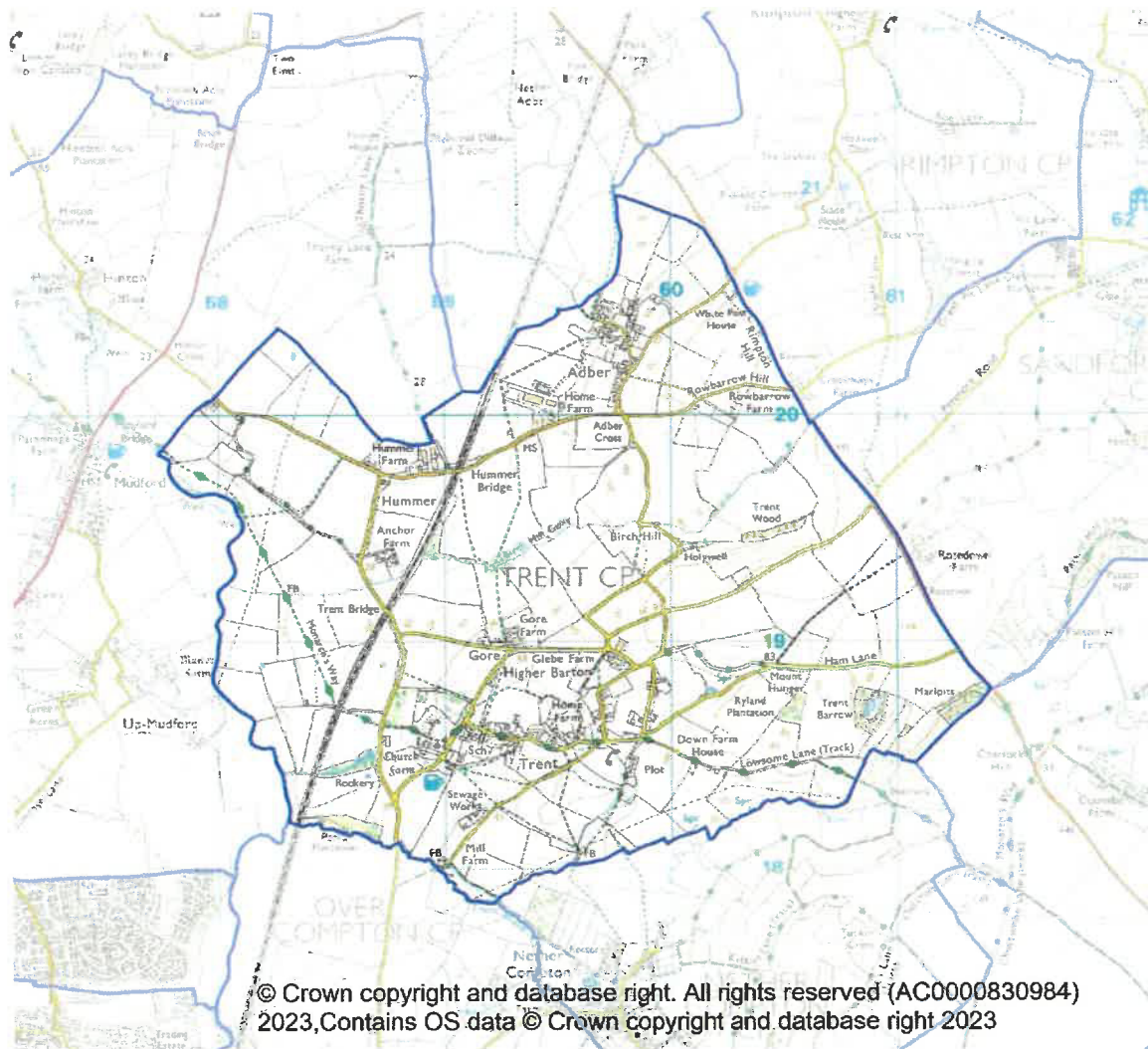
Yours sincerely



Hilary Jordan
Service Manager for Spatial Planning

Trent NEIGHBOURHOOD AREA

Dorset Council has received a neighbourhood area application from Queen Thorne Parish Council for a **Trent Neighbourhood Area**¹. Copies of the application, together with details of how to make comments can be found at www.dorsetcouncil.gov.uk/neighbourhood-area



Comments must be submitted by Friday 15 September 2023.

For further information, contact the Dorset Council – Community Planning Team by:

- Email neighbourhoodplanning@dorsetcouncil.gov.uk
- Phone **01305 838263**

¹ The application excludes the parishes of Over Compton, Nether Compton and Sandford Orcas currently designated.