



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 14th November 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

8th November 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 14th November 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.

11/044 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/045 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.

11/046 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 26th September 2022.

11/047 BRIEFING ON THE EMERGING DEVELOPMENT PROPOSALS FOR YEOVIL COLLEGE

Introduction by Chris Dadds, Director of Planning and Development at JLL, and Mark Bolton (CEO and Principal of Yeovil College) to the emerging proposals for development at Yeovil College ahead of a wider consultation with the public.

11/048 PLANS LIST – FOR CONSIDERATION (Page 2)

Applications for consideration.

11/049 PLANNING DECISIONS (Page 3)

To note.

11/050 DRAFT BUDGET 2023/24 (Page 4)

To consider and recommend to Policy, Resources and Finance Committee the draft budget for 2023/24 attached at page 4.

11/048 PLANS LIST – FOR CONSIDERATION

APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1 22/02486/FUL Westlands	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02486/FUL				
2 22/02347/S73 Summerlands	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.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02347/S73				
3 22/02288/ADV Westlands	Royal Bank of Scotland	NatWest Bank Hendford	Display of various illuminated and non-illuminated signs and internally illuminated LCD screen.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02288/ADV				
4 P/ADV/2022/06475 Adjacent Parish	Norsign	Peel Centre Retail Park Babylon Hill Yeovil Dorset	Replace 4 existing signs with 4 new illuminated totem signs	
https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=391475				

11/049 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/01088/LBC	The Park School Kingston Site Kingston	Redevelopment of site for residential	Approved
22/02088/FUL	Car park YDH Kingston	New ground/part first floor new hospital building	Approved
22/02281/FUL	Westfield Academy Stiby Road	New classroom modular building	Approved
22/02371/FUL	9 Union Street	New restaurant entrance	Approved
22/02500/HOU	79 Westbourne Grove	Conservatory	Approved
22/02616/HOU	7 Yew Tree Close	Single storey rear extension	Approved
22/02622/HOU	20 West Coker Road	New double garage	Approved
22/02650/HOU	29 Milford Road	Two storey rear extension and porch	Approved
22/02791/TPO	Hendford Care Home Hendford Hill	Tree works	Refused

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation

Planning Committee

	2021/22		2022/23				2023/24	Notes
	Budget £	Actual £	(Over)/ Under £	Budget	Month 1 - 6 spent 30/09/2022	Full year estimated spend to 31/03/2022	Estimated (over) / under spend £	
EXPENDITURE								
Planning	1,000	544	456	1,000	0	0	1,000	1,000
Total Expenditure	1,000	544	456	1,000	0	0	1,000	1,000
INCOME								
Total Income	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
Net Expenditure	1,000	544	456	1,000	0	0	1,000	1,000