



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 14th October 2024

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, Chief Executive / Town Clerk

8th October 2024

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 (<i>Chair</i>)
Jade Cabell	Wes Read
Tareth Casey	Ashley Richards
Kayleigh Fieldsend	Jeny Snell
Karl Gill (<i>Vice-Chair</i>)	Roy Spinner
Kaysar Hussain	Rob Stickland
Justice Jimba	Helen Stonier
Andy Kendall (<i>Ex-officio</i>)	Ruth White
Jamie Lock	Adrian Wilkes
Jane 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 October 2024 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.

AGENDA

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.

11/171 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/172 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 this Committee, who are also Members of Somerset Council, are reminded of the need to declare their membership of that Council. Also, those Councillors that sit on Somerset Council's Planning – South Committee should indicate that they may speak and/or vote on applications being considered at this Planning Committee held by Yeovil Town Council, which may later be referred to Somerset 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 time.

11/173 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 17th June 2024.

11/174 PLANS LIST – FOR CONSIDERATION (Pages 5 - 6)

Applications for consideration.

11/175 PRIOR APPROVAL NOTIFICATIONS (Page 7)

To note.

11/176 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS

(Pages 7 & 8)

To note.

11/177 PLANNING DECISIONS (Pages 9 & 10)

To note.

11/174 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02563/FUL <i>Westlands</i>	D Woodward	16 Hendford	CoU from retail (Class E) to dwelling (Class C3)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02563/FUL				
2	23/02564/LBC <i>Westlands</i>	D Woodward	16 Hendford	CoU from retail (Class E) to dwelling (Class C3)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02564/LBC				
3	24/01835/FUL <i>Crofton Park</i>	Simple Serve Ltd YDH	r/o 29 – 35 Higher Kingston	Retrospective – additional parking with the existing staff car park known as Badger Street car park	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01835/FUL				
4	24/02024/FUL <i>Crofton Park</i>	Simple Serve Ltd YDH	r/o 29 – 35 Higher Kingston	Installation of new lighting at Badger Street car park	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02024/FUL				
5	24/01811/FUL <i>Westlands</i>	Motor Fuel Group	Morrisons Filling Station Lysander Road	Demolition of car wash and new extension to existing sales building, removal of jet wash, new bin store & associated works	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01811/FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	24/01955/FUL <i>Westlands</i>	Raw Charging Ltd	Manor Hotel Hendford	Installation of an electric vehicle charging station and associated cabling to internal connection point.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01955/FUL					
7	24/01956/LBC <i>Westlands</i>	Raw Charging Ltd	Manor Hotel Hendford	Installation of an electric vehicle charging station and associated cabling to internal connection point.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01956/LBC					
8	24/01938/HOU <i>Grove Avenue</i>	P Dixon	37 Summerleaze Park	Single storey rear extension to dwelling	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01938/HOU					
9	24/02051/HOU <i>Summerlands</i>	T Shearlock	46 Cedar Grove	Single storey extension	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02051/HOU					
10	24/01951/HOU <i>Lyde</i>	K Cabell	48 Lyde Road	Single storey side/rear extension to dwelling	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01951/HOU					

11/175 PRIOR APPROVAL NOTIFICATIONS FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/01385/P3MA	M Parsons	29 Grass Royal	CoU from commercial to one dwelling	
2	24/01414/PAPV	M Ghuman	Knoll Nursing Home 33 Preston Road	Installation of 49kW solar PV	
3	24/01731/P3GPA	P Branson	8 Princes Street	CoU from commercial (Class E) to mixed use including up to 2 flats (Class C) – ground to remain commercial, upper floors residential.	

11/176 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02294/TPO	S Knell	Pardoes Solicitors Glenthorne House 38 Princes Street	Fell 1 tree	
2	24/02278/TPO		The Park School	Fell 3 trees	
3	24/02125/TPO	D Stewart	Blue Moon Mudford Road	Fell 1 lime tree	
4	24/02159/TPO		The Long House 11 Oakridge Park	Fell 1 tree	

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	24/01604/TPO	McDonalds	McDonalds Lysander Road	Tree surgery works to 1 tree	
6	24/01431/TPO	Gregory	Park Lodge The Park	Tree surgery works to 2 trees	
7	24/01674/TPO	J Owen	48 Mudford Road	Tree surgery works to 2 trees	
8	24/02031/TPO	Emmans	98 College Green	Tree surgery works to 1 tree	
9	24/02021/TPO	A House	78 Preston Road	Fell 1 tree	

11/177 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/03512/FUL	38-40 Prestleigh House Hendford	Additional storey to create 4 flats	Refused
20/03584/REM	Land at Malvern Court	Approval of details for 1 dwelling.	Permitted
22/00223/OUT	1 Hillgrove Avenue	1 dwelling	Permitted
22/03199/FUL	1 Market Street	CoU office to 3 apartments, and new dwelling to rear	Permitted
22/03200/LBC	1 Market Street	“	Permitted
23/01391/FUL	The Close Church Path	CoU to 15-bed HMO and external alterations	Permitted
23/02474/FUL	Eton House 38 Preston Road	CoU care home to hotel	Refused
23/03083/FUL	Yeovil Trinity Foyer Peter Street	Replacement external staircase	Permitted
23/03084/LBC	“	“	Permitted
23/03107/FUL	Workshop 35A Preston Road	CoU, conversion and extension to create HMO for staff of The Knoll	Permitted
24/00589/FUL	William Dampier 97 Middle Street	CoU of land for external seating area, new escape stair and 2 pergolas	Permitted
24/00640/FUI	Torre Lea House 33 The Avenue	3 residential flats	Permitted
24/00788/HOU	159 Preston Road	Annex accommodation for family member	Permitted
24/00877/FUL	105 Middle Street	CoU from hot food takeaway to laundrette	Permitted
24/00923/FUL	91 Hendford Hill	Double carport	Permitted
24/01085/FUL	McDonalds Lysander Road	Installation of electric vehicle charging station	Permitted
24/01237/FUL	Micro Energy Storage Facility Ilchester Road	Construction and operation of facility	Permitted

24/01259/HOU	86 Mudford Road	Extension and alterations to dwelling	Refused
24/01290/S73	Park House 45 The Park	Vary condition for the CoU of part of premises from Blass B1 to mixed B1 and D1	Permitted
24/01303/FUL	71 Sherborne Road	Convert and extend for an HMO for 7 beds.	Permitted
24/01334/FUL	Ss Partnership School Dampier Street	Replacement fencing	Permitted
24/01337/HOU	114 Ilchester Road	Extension and loft conversion	Permitted
24/01415/FUL	Barclays Bank King Goerge Street	Replacement ATM	Permitted
24/01501/FUL	Yeovil Womans Hospita	Installation of roof top condenser units and walkway	Permitted
24/01537/S73	Land to r/o 1-2 Penfield Villas Penfield	Variation for pervious permission for pair of semi-detached dwellings	Permitted
24/01617/ADV	YDH Higher Kingston	5 illuminated high level fascia signs	Permitted
24/01633/HOU	39 Freedom Ave	Rear extension	Permitted
24/01733/FUL	Co-Op 176 St Michaels Ave	Timber canopy	Permitted
24/01769/HOU	8 Summerleaze Park	Extension for annex/home office	Permitted
24/01837/HOU	7 West Park	Enlargement of front driveway	Permitted
24/01862/FUL	5 & 7 West Park	Replacement windows	Permitted

Note:

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