



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 15th April 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, Town Clerk

9th April 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
Jade Cabell	Evie Potts-Jones (<i>Chair</i>)
Tareth Casey	Wes Read
Kayleigh Fieldsend	Ashley Richards
Karl Gill	Jeny Snell (<i>Vice Chair</i>)
Emma-Jayne Hopkins (<i>Ex-officio</i>)	Roy Spinner
Kaysar Hussain	Rob Stickland
Andy Kendall (<i>Ex-officio</i>)	Helen Stonier
Jamie Lock	Ruth White
Sarah Lowery	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, 15th April 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.

11/146 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/147 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.

11/148 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 18th March 2024.

11/149 PLANS LIST – FOR CONSIDERATION (Pages 5 - 6)

Applications for consideration.

11/150 PRIOR APPROVAL NOTIFICATIONS (Page 6)

To note.

11/151 PLANNING DECISIONS (Page 7)

To note.

11/149 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/00579/FUL <i>Crofton Park</i>	Simply Serve Ltd	Yeovil Women's Hospital Higher Kingston	Single storey modular clinic complex with consultation rooms, etc	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00579/FUL					
2	24/00496/FUL <i>Westlands</i>	Somerset Property Ventures Ltd	66 Middle Street (The Real China)	Extension to upper floors to form 7 self-contained apartments	<i>See email with details of applications at this site.</i>
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00496/FUL					
3	24/00589/FUL <i>Westlands</i>	JD Wetherspoon PLC	97 Middle Street (William Dampier)	CoU of land to provide an external seating area with associated external alterations including a new steel escape stair and erection of 2 pergolas	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00589/FUL					
4	24/00510/ADV <i>Westlands</i>	Platinum Renault	Platinum Renault Yeovil Addlewell Lane	Internally illuminated signage: 3 fascia signs and 2 totem signs.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00510/ADV					
5	24/00614/HOU <i>Summerlands</i>	Slade	165 Preston Road	Rear extension	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00614/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	24/00291/HOU <i>Westlands</i>	Downey	158 Hendford Hill	Replacement windows on front and rear elevations.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00291/HOU					

11/150 PRIOR APPROVAL NOTIFICATIONS FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/00736/P3MA	Thomas	89 Sherborne Road	CoU from commercial, business and service use (Class E) to dwellinghouse (Class C3). Conversion of existing building to form 10 x 1-bedroom apartments.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00736/P3MA					

11/151 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/03494/FUL	15/17 Middle Street	New third storey to create 3 residential units	Refused
23/01999/FUL	73 Sherborne Road	Conversion of house to a HMO of 7 bedrooms	Permitted
23/02420/FUL	Westfield Academy Stiby Road	Air source heat pump system and electrical substation	Permitted
24/00175/HOU	23 Mayfield Road	New Hardstanding for 2 cars	Permitted
24/00285/HOU	248 St Michaels Ave	Rear extension	Permitted
24/00247/P3MA	107 Middle Street	CoU commercial to 6 Flats	Permitted

Note:

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