



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 15th May 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

9th May 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
Karl Gill	Ashley Richards
Emma-Jayne Hopkins	Jeny Snell
Kaysar Hussain	Roy Spinner
Andy Kendall (<i>Ex-officio</i>)	Rob Stickland
Pauline Lock (<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 15th May 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.

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.

11/074 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/075 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.

11/076 MINUTES

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

11/077 MATERIAL PLANNING REASONS TO SUPPORT OR OBJECT TO AN APPLICATION

Parish / Town Councils have been sent forms (see attached at page 7) to complete in order to submit responses to planning applications. Members may find it a helpful reference when considering applications as it lists the material planning reasons to support or object to an application.

11/078 PLANS LIST – FOR CONSIDERATION (Pages 2 - 4)

Applications for consideration.

11/079 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

(Page 5)

Applications for noting.

11/080 PLANNING DECISIONS (Page 6)

To note.

11/078 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/00276/FUL Amended Plan Yeovil Lyde	Allerton Developments	89 Sherborne Road	CoU from storage & distribution (B8) to residential (C3), including rear and side extensions, internal and external alterations, additional parking, etc to facilitate the creation of 13 flats	<i>This Committee considered this application in March 2020 and resolve to recommend refusal on the grounds of 'the lack of parking provision'. The proposed amendment relates to the parking provision.</i>
2	23/00860/R3C Westlands	South Somerset District Council	Land at the Triangle Middle Street	Proposed large LED Screen	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00860/R3C				
3	23/00861/ADV Westlands	South Somerset District Council	Land at the Triangle Middle Street	LED screen displaying static advertising on a loop without sound. Advertising aimed at local community events, local businesses & event sponsors.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00861/ADV				
4	23/01071/ADV Westlands	Clear Channel UK	42-44 Middle Street	Replace existing double-sided internally illuminated advertising displays with new double-sided digital displays showing static advertising images that change every 10 seconds.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01071/ADV				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	22/03244/ADV <i>Westlands</i>	La Sorin Carmangerie Romaneasca	12 Union Street	Retrospective. Installation of 1 illuminated light board.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/03244/ADV					
6	23/00913/ADV <i>Westlands</i>	Admiral Taverns	Butchers Arms 13 Hendford	Display of 1 externally illuminated hanging sign, 1 externally illuminated fascia sign, 1 externally illuminated logo on the building, 2 non-illuminated aluminium boards and 1 non-illuminated chalkboard. Installation of LED floodlights.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00913/ADV					
7	23/00935/FUL <i>Yeovil Lyde</i>	Wessex Water	Land adjacent access road to Pen Mill Station Sherborne Road	Change of land use to operational land and construction of 3 booster pumps, motor control centre (MCC) kiosk to house pumps, area of truck-pave parking.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00935/FUL					
8	23/00621/FUL <i>Yeovil College</i>	T Goodwin	56 Matthews Road	Erection of a new attached carbon neutral dwelling & associated works.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00621/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9	22/03199/FUL Amended Plan Westlands	Barrows Hill Properties	1 Market Street	CoU of office space and sub-division to create 3 new apartments, and rebuilding of rear extension to create a new dwelling.	<i>This Committee considered these applications in January 2023 and resolved to support them.</i> <i>The proposed amendments are to overcome concerns raised by the Conservation Specialist.</i>
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/03199/FUL					
10	22/03200/LBC Amended Plan Westlands	Barrows Hill Properties	1 Market Street	CoU of office space and sub-division to create 3 new apartments, and rebuilding of rear extension to create a new dwelling.	<i>This Committee considered these applications in January 2023 and resolved to support them.</i> <i>The proposed amendments are to overcome concerns raised by the Conservation Specialist.</i>
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/03200/LBC					
11	23/00811/FUL Yeovil Lyde	D Glover	148 St Michael's Avenue	Alterations including erection of porch and ramp, fenestration and rendering of wall.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00811/FUL					
12	23/01065/HOU Westlands	W Bell	17 Holly Tree Walk	Erection of first floor side extension.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01065/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
13	23/00719/HOU Yeovil Lyde	A Mizen	156 St Michaels Avenue	Demolition of garage and erection of single storey extension to rear.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00719/HOU					

11/079 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/01198/TPO <i>Grove Avenue</i>	L Allcock	Ivelhurst Nursing Home 27 Preston Road	Tree surgery works	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01198/TPO					
2	23/01211/TPO <i>Wyndham Hill</i>	J Lockyear	Beaumont House Sherborne Road	Tree surgery works to 2 trees	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01211/TPO					

11/080 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/01150/FUL	1 Goldcroft	Erection of additional floor to existing apartment building	Permitted
21/01982/FUL	The Knoll Nursing Home 33 Preston Road	First floor extension and alterations to SE corner	Permitted
22/01957/HOU	170 Preston Road	First floor rear extension to dwelling	Permitted
23/00291/FUL	35 Preston Road	Works to facilitate the CoU of land to provide car park to neighbouring nursing home.	Permitted
23/00392/HOU	2 Aldon House Dorchester Road	Garden steps	Permitted
23/00570/HOU	54 Seaton Road	Extensions	Permitted
23/00640/HOU	21 Neatham Road	Roof enlargement and loft conversion	Permitted
23/00742/FUL	St Michael's Academy Grass Royal	New classroom	Permitted
23/00544/FUL	3B Union Street	Replacement shop front	Permitted

Note:

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

PARISH COUNCIL COMMENTS

Name of Parish Council:	
Application Ref No:	
Address:	
Date of response:	

1. Support the granting of permission	<input type="checkbox"/>	
Please explain below the main grounds on which you support the proposal:		
2. Object to the granting of permission	<input type="checkbox"/>	
Please explain below the main grounds on which you object to the proposal:		

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	
2. Design & appearance, impact on public visual amenity	
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	
5. Loss of trees or ecological habitats	
6. Inadequate parking and/or servicing areas	
7. Access, highways safety or traffic generation	
8. Noise, smells or disturbance from the scheme	
9. Flood Risk	
10. Other reason – please explain	
3. Comments only	<input type="checkbox"/>
General Observations:	