



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Wednesday 15<sup>th</sup> May 2024**

**7.00pm**

**Hybrid Meeting:**

**Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,  
and virtual using Zoom meeting software**

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For further information on the items to be discussed, please contact  
[helen.ferdinand@yeovil.gov.uk](mailto:helen.ferdinand@yeovil.gov.uk).

**Amanda Card, Town Clerk**

**10<sup>th</sup> May 2024**

This information is also available on our website: [www.yeovil.gov.uk](http://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	Andy Soughton
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jamie Lock	Helen Stonier
Tony Lock ( <i>Ex-officio</i> )	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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday, 15<sup>th</sup> May 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](http://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.*

## **11/156 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/157 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.

## **11/158 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15<sup>th</sup> April 2024.

## **11/159 PLANS LIST – FOR CONSIDERATION** (Pages 5 - 6)

Applications for consideration.

## **11/160 PRIOR APPROVAL NOTIFICATIONS** (Page 7)

To note.

## **11/161 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS**(Page 7)

To note.

## **11/162 PLANNING DECISIONS** (Page 8)

To note.

**11/159 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	24/00948/FUL	Bee Housing Hallett	The Glove Factory Old Station Way	Conversion of second & first floors to form 5 residential C3 units.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00948/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00948/FUL</a>					
2	24/00899/LBC	Bee Housing Hallett	The Glove Factory Old Station Way	Conversion of second & first floors to form 5 residential C3 units.	<i>Withdrawn</i>
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00899/LBC">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00899/LBC</a>					
3	24/00689/FUL <i>Westlands</i>	Long Nguyen	104 Middle Street	Alterations to shopfront to replace timber windows and door with painted aluminium, window stickers and new signage in connection with new nail bar Class E	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00689/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00689/FUL</a>					
4	24/00690/ADV <i>Westlands</i>	Long Nguyen	104 Middle Street	Installation of an illuminated fascia sign and projecting sign, and window stickers.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00690/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00690/ADV</a>					
5	24/00894/FUL <i>Abbey Manor South</i>	KFC UK ltd	KFC Restaurant 8 Western Avenue	New entrance door, and general decoration of building.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00894/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00894/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
6	24/00895/ADV <i>Abbey Manor South</i>	KFC UK Ltd	KFC Restaurant 8 Western Avenue	Various illuminated and non-illuminated signage on the building and site.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00895/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00895/ADV</a>					
7	24/00878/FUL <i>Westlands</i>	Conrad Energy (Developments) Ltd	Land at Leonardo Airfield	Alternative route through Leonardo Airfield for electricity cable approved under 23/02111/FUL.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00878/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00878/FUL</a>					
8	24/00788/HOU <i>Summerlands</i>	R Whitelock	159 Preston Road	Additional living accommodation unit for family member in garden.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00788/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00788/HOU</a>					
9	24/00534/HOU <i>Grove Avenue</i>	A Battista	39 Preston Road	External alterations to house, conversion of garage to ancillary use, and new gateway	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00534/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00534/HOU</a>					
10	24/00765/ADV <i>Westlands</i>	Yeovil Town Council	19 Union Street	Installation of new noticeboard railings on south side of car park.	To note.
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00765/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00765/ADV</a>					

**11/160 PRIOR APPROVAL NOTIFICATIONS FOR INFORMATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	24/01081/P3MA <i>Westlands</i>	Acorn Homes	16 Wyndham Street	CoU from commercial, business & service use (Class E) to one dwelling (Class C3)	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01081/P3MA">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01081/P3MA</a>					
2	24/01080/P3MA <i>Westlands</i>	Acorn Homes	17A Wyndham Street	CoU from commercial, business & service use (Class E) to one dwelling (Class 3)	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01080/P3MA">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01080/P3MA</a>					

**11/161 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS FOR INFORMATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	24/01076/TPO <i>Westlands</i>	K Cochran	68 Hendford Hill	Works to 2 trees.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01076/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/01076/TPO</a>					

## 11/162 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/03468/FUL	98 Middle Street	CoU to 4 self-contained flats & conversion of loft to 1 flat	Withdrawn
24/00037/FUL	19 Preston Road	Retrospective renewal of garage/workshop	Refused
24/00247/P3MA	107 Middle Street	Prior approval for 6 flats	Permitted
24/00317/FUL	Land opposite 28 Watercombe Lane	New house	Refused
24/00337/HOU	28 Summerleaze Park	Extension	Permitted
24/00367/ADV	FJ Chalke, West Hendford	signage	Permitted
24/00417/HOU	101 Preston Road	extension	Permitted
24/00510/ADV	Renault Addlewell Lane	signage	Permitted
24/00511/P3MA	The Real China 66 Middle Street	Prior approval for CoU to residential.	Permitted
24/00526/HOU	20 Mitchelmore Road	extension	Permitted (YTC: deferred for further information)
24/00579/FUL	Yeovil Womens Hospital	Modular clinic complex	Permitted
24/00614/HOU	165 Preston Road	extension	Permitted
24/00736/P3MA	89 Sherborne Road	Prior approval for residential	Permitted

**Note:**

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