



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 17th April 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

11th April 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	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 17th April 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.

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.

11/069 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/070 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.

11/071 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 20th March 2023.

11/072 PLANS LIST – FOR CONSIDERATION (Pages 2 - 3)

Applications for consideration.

11/073 PLANNING DECISIONS (Page 4)

To note.

11/072 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/00244/FUL <i>Westlands</i>	Bamfords Ltd	44 West Hendford	Erection of two single storey one bedroom flats to rear of existing property.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00244/FUL				
2	23/00742/FUL <i>Yeovil College</i>	St Michael's Academy	St Michael's Academy Grass Royal	Erection of classroom	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00742/FUL				
3	23/00696/HOU <i>Westlands</i>	D Langmaid	129 Huish	Two storey side extension and single storey front and rear extensions.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00696/HOU				
4	23/00570/HOU <i>Westlands</i>	S Garnett	54 Seaton Road	One and two storey extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00570/HOU				
5	22/01957/HOU <i>Summerlands</i>	D Williams	170 Preston Road	First floor rear extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=22/01957/HOU				
6	23/00640/HOU <i>Yeovil College</i>	Yardimci	21 Netham Road	Loft conversion	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00640/HOU				

APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7 23/00674/HOU Grove Avenue	L Spargo	57 The Park	Installation of railings to low level front wall, provision of vehicle access gates to driveway and pedestrian gate to pathway	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00674/HOU			
8 23/00392/HOU Westlands	J Stiles	2 Aldon House Dorchester Road	Construction of garden steps	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00392/HOU			

11/073 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/01982/FUL	The Knoll Nursing Home 33 Preston Road	First floor extension and alterations	Permitted
22/02486/FUL	Octagon Theatre Hendford	Renovation and extension of theatre	Permitted
22/03469/ADV	NatWest Bank 2 Hendford	Replacement projecting sign	Permitted
23/00087/TEA	Grass Verge St Michael's Ave	Installation of 16m high monopole, etc	Refused
23/00176/TPO	Holcote Building Mudford Road	Fell 1 tree	Refused
23/00341/FUL	36 Princes Street	Replacement windows	Permitted
23/00376/HOU	10 Lower Ream	Extensions	Permitted
23/00399/FUL	Yeovil District Hospital Higher Kingston	New 5 th Theatre	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation