



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 17 March 2025

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

11th March 2025

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, 17th March 2025 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.

11/196 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/197 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.

11/198 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 20th January 2025.

11/199 PLANS LIST – FOR CONSIDERATION (Pages 5 - 7)

Applications for consideration.

11/200 PRIOR APPROVALS - FOR INFORMATION (Page 7)

11/201 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION (Page 8)

11/202 PLANNING DECISIONS (Page 9)

To note.

11/203 CORRESPONDENCE

11/199 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/03023/FUL <i>Yeovil College</i>		Milford Junior School Glenthorne Avenue	Demolition of remaining structure, and construction of new school building inc. landscaping, parking, MUGA, etc	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/03023/FUL					
2	25/00323/FUL <i>Westlands</i>	Avon & Somerset Constabulary	Yeovil Police Station Horsey Lane	External changes to building inc external fire escape, replacement windows & solar panels on roof.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00323/FUL					
3	25/00324/FUL <i>Westlands</i>	Avon & Somerset Constabulary	Yeovil Police Station Horsey Lane	Erection of vehicle workshop, parking changes & replacement security fencing.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00324/FUL					
4	25/00513/FUL <i>Westlands</i>	I Whittock	49 Middle Street	New front elevation with replacement windows, and erection of rear security fencing.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00513/FUL					
5	25/00352/FUL <i>Summerlands</i>	Stonewater	Raglan Terrace Corner of Stiby Rd & Coronation Avenue	Creation of an additional home within the communal/open area.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00352/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	25/00178/FUL Westlands	C Campbell	1 st & 2 nd floors 6 - 8 Hendford	External alterations to upper floors inc replacement windows and rooflights	<i>Relates to prior approval 25/00176/P3MA below</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00178/FUL				
7	25/00460/FUL Westlands	D Taravella	11-12 South Western Terrace	First floor rear extension, modifications to front ground floor windows, and alterations to front external patio.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00460/FUL				
8	25/00294/FUL Summerlands	H Hardisty	95 Preston Road (Kim & Clyde at the Barbershop)	CoU from a hairdresser (Class E) to hot food takeaway (sui generis)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00294/FUL				
9	24/02986/LBC Westlands	A Dance	Ground Floor 31 Princes Street	Internal and external alterations to ground floor inc security cameras, screen, and internal partitions.	<i>Granted consent 26th Feb 2025</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02986/LBC				
10	25/00049/HOU Westlands	H Southern	14 Lower Turners Barn Lane	Single storey rear extension.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00049/HOU				
11	25/00476/HOU Yeovil Lyde	D Grimsham	7 Clifton Close	Two storey front extension to dwelling.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00476/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	25/00536/HOU <i>Crofton Park</i>	S Andrews	10 Sparrow Road	Single storey rear extension.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00536/HOU				
13	25/00512/FUL <i>Grove Avenue</i>	Stonewater Ltd	The Park School	Public art installation	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00512/FUL				

11/200 PRIOR APPROVALS - FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/00176/P3MA <i>Westlands</i>	C Campbell	6 – 8 Hendford	CoU of upper floors from retail (Class E) to residential use.	<i>Relates to 25/00178/FUL above. Application permitted</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00176/P3MA				
2	25/00375/P3GPA <i>Westlands</i>	N Huong Dang	80 Middle Street	CoU from commercial (Class E) to mixed use inc up to 2 flats (class C). Ground floor shop to remain unchanged.	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=25/00375/P3GPA				

11/201 TREE PRESERVATION ORDER APPLICATIONS - FOR INFORMATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	25/00202/TPO	A Mead	27 -29 Forest Hill	Crown reduction	
2	25/00094/TPO	L Dalligan	St Margarets Hospice Little Tarrett Land	Tree surgery works	
3	25/00504/TPO	G Edwards	Little Acorns 18 Parcroft Gardens	Tree surgery works	
4	25/00555/TPO	J Jeffery	10 Abbots Meade	Works to 6 trees	
5	25/00575/TPO	Beamish	Beech House Dorchester Road	Works to 1 tree.	

11/202 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/01560/FUL	96 Middle Street	Replacement building for commercial use at ground level & 9 residential units at first & second floor	Permitted
21/02992/FUL	Land adj 3 Everton road	Block of 9 flats	Refused
23/00343/FUL	51 Apple Tree Nursery The Park	Two storey rear extension	'Finally disposed of'
24/01835/FUL	R/o 29-35 Higher Kingston	Additional parking	Permitted
24/02024/FUL	R/o 29-35 Higher Kingston	Eternal lighting for car park	Permitted
24/02453/FUL	Magnolia House Summerlands Hospital	External alterations	Permitted
24/02896/FUL	Mc Donalds Restaurant Flushing Meadow	2 rapid electric vehicle charging stations	Permitted
24/02911/FUL	Flat 1 10 West park	Retention of windows in front elevation	Permitted
24/02932/ADV	Summer House Terrace	Signage	Permitted
24/02931/FUL	Summer House Terrace	CoU to rental vehicle Premises	Permitted
24/02951/FUL	Eton House Hotel 38 Preston Road	CoU to hotel with small commercial space	Permitted
25/00106/FUL	33 The Avenue	8 air source heat pumps	Permitted
25/00160/HOU	86 Mudford Road	Loft conversion	Permitted

Note:

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