



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 17<sup>th</sup> October 2022

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  
11<sup>th</sup> October 2022

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                       | 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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday 17<sup>th</sup> October 2022 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. 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.*

## **11/038 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/039 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.

## **11/040 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 26<sup>th</sup> September 2022.

## **11/041 PLANS LIST – FOR CONSIDERATION (Page 2)**

Applications for consideration.

## **11/042 TREE PRESERVATION ORDER APPLICATIONS (Page 3)**

Application for consideration/noting.

## **11/043 PLANNING DECISIONS (Page 4)**

To note.

## 11/041 PLANS LIST – FOR CONSIDERATION

|   | APPLICATION NO.<br>Parish Ward  | Applicant             | Site Address           | Proposal  | Notes |
|---|---|-----------------------|------------------------|---|-------|
| 1 | 22/02650/HOU<br><i>Yeovil College</i>   | Rodber                | 29 Milford Road        | Two storey extension and new porch to front<br>(part retrospective)   |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02650/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02650/HOU</a> |                       |                        |   |       |
| 2 | 22/02687/HOU<br><i>Yeovil Westlands</i>   | Cao                   | 109 Middle Street      | Single storey extension and balcony to rear, and two storey side extension (revisions to approved 21/01979/HOU) |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02687/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02687/HOU</a> |                       |                        |   |       |
| 3 | 22/02616/HOU<br><i>Yeovil Westlands</i>   | Gowers                | 7 Yew Tree Close       | Single storey rear extension  |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02616/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02616/HOU</a> |                       |                        |   |       |
| 4 | 22/02500/HOU<br><i>Summerlands</i>  | Runagall              | 79 Westbourne Grove    | Conservatory to rear  |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02500/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02500/HOU</a> |                       |                        |   |       |
| 5 | 22/02622/HOU<br><i>Yeovil Westlands</i>   | Cooper                | 20 West Coker Road     | Double garage   |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02622/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02622/HOU</a> |                       |                        |   |       |
| 6 | 22/02467/FUL<br><i>Yeovil College</i>   | LNT Care Developments | Land at Highfield Road | Two storey 66 bed care home for older people with associated parking, access and landscaping                    |       |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02467/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02467/FUL</a> |                       |                        |   |       |

**11/042 TREE PRESERVATION ORDER APPLICATIONS**

|   | <b>APPLICATION NO.<br/>Parish Ward</b>  | <b>Applicant</b> | <b>Site Address</b> | <b>Proposal</b>   | <b>Notes</b> |
|---|---|------------------|---------------------|---|--------------|
| 1 | 22/02791/TPO<br><i>Yeovil Westlands</i>   | Teasdale         | 166 Hendford Hill   | To reduce one horse chestnut tree<br>by one third in size |              |
|   | <a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02791/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02791/TPO</a> |                  |                     |   |              |

## 11/043 PLANNING DECISIONS

| Application No | Address                            | Proposal                             | Decision  |
|----------------|------------------------------------|--------------------------------------|-----------|
| 21/01652/HOU   | 21 Penn Hill                       | Replacement conservatory and balcony | Permitted |
| 22/01729/FUL   | Parcroft Pre-School<br>Linden Road | Retrospective Re-cladding            | Permitted |
| 22/02167/ADV   | 15 Princes Street                  | Illuminated signage                  | Permitted |
| 22/02209/HOU   | 157 Preston Road                   | Side extension                       | Permitted |
| 22/02263/HOU   | 115A Mudford Road                  | Extensions                           | Permitted |
| 22/02283/HOU   | 88 Westbourne Grove                | Extension                            | Permitted |

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation