



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 18th July 2022

7.00pm

Hybrid Meeting:

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

Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email ytc@yeovil.gov.uk by 9:00am on Monday, 18th July 2022.

For further information on the items to be discussed, please contact helen.ferdinand@yeovil.gov.uk.

Amanda Card, Town Clerk
12th July 2022

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

Information for the Public

In accordance with the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020, the ability to hold meetings virtually has now ceased. The Council are adhering to guidance set by the Ministry of Housing, Communities and Local Government for the safe use of council buildings to enable face-to-face meetings for Councillors and the public, but also continue to provide remote access to meetings for the public if they wish.

Public Comments via Zoom at hybrid meetings

We recognise that these are challenging times, but we still value the public’s contribution to our hybrid meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email ytic@yeovil.gov.uk by 9:00am on the morning of the meeting providing the following information:

- your email address;
- 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.

11/019 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/020 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.

11/021 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 20th June 2022.

11/022 SSSDC CONSULTATION: STATEMENT OF PRINCIPLES UNDER THE GAMBLING ACT 2005

Letter from SSSDC draft Statement of Principles 2022 – 2025 to be circulated via email. Any comments or questions raised can be forwarded.

11/023 PLANS LIST – FOR CONSIDERATION (Pages 2 to 3)

11/024 PLANNING DECISIONS (Page 4)

11/023 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01144/FUL <i>Westlands</i>	Witt	40 The Crescent	New three-bed detached dwelling with off-road parking	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01144/FUL				
2	22/01610/FUL <i>Summerlands</i>	Preston School Academy	Preston School Monks Dale	New artificial grass pitch with perimeter fencing	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01610/FUL				
3	22/01523/ADV <i>Abbey Manor South</i>	Bensons	Bensons Unit 4A Western Avenue Houndstone Business Par	2 fascia illuminated flex face skin and sign box, and 1 fascia non-illuminated folded aluminium panel	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01523/ADV				
4	22/01799/HOU <i>Yeovil College</i>	Hodder	70 Ilchester Road	New annex for ancillary use to the existing dwelling to provide accommodation for family member	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01799/HOU				
5	22/01700/HOU <i>Westlands</i>	Gaddipati & Kanneganti	9C Southwoods	Two storey side extension and single storey rear extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01700/HOU				
6	22/01793/HOU <i>Yeovil College</i>	Munckton	115 Chelston Avenue	Demolition of garage and erection of new garage and rear extension	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01793/HOU				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	22/01250/HOU <i>Westlands</i>	Breganaku	4 Hendford Grove	Single storey rear infill extension (retrospective)	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01250/HOU					
8	22/01587/HOU <i>Summerlands</i>	Sartin	Land r/o 223 Preston Road	Garage extension and two storey extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01587/HOU					
9	22/01563/HOU <i>Yeovil College</i>	O'Gorman	9 Alastair Drive	Single storey rear and side extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01563/HOU					
10	22/01663/HOU <i>Summerlands</i>	Bragg	39 Bell Chase	Single storey rear extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01663/HOU					
11	22/01922/HOU <i>Summerlands</i>	Sutton	70 Cedar Grove	Rear extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01922/HOU					
12	22/01626/HOU <i>Summerlands</i>	Bowles	44 Cedar Grove	Single storey rear extension	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01626/HOU					
13	22/01840/HOU <i>Yeovil Lyde</i>	Blackledge	13 Derwent Gardens	Garage extension to link with porch	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01840/HOU					

11/024 PLANNING DECISIONS

Application No	Address	Proposal	Decision
21/01979/HOU	109 Middle Street (to r/o 111)	Extension	Approved
21/03497/HOU	25 Southwoods	Extension	Approved
22/00503/FUL	Larkhill Christian Centre Larkhill Road	Alterations and conversion into 4 flats	Approved
22/00529/HOU	3 Preston Park Mews Preston Road	Car port and store	Approved
22/00904/FUL	Westlands Sports & Fitness Centre Westbourne Grove	Alterations	Approved
22/00892/ADV	10 Westminster Street	8 illuminated digital advertising screens across Yeovil	Withdrawn
22/00917/HOU	163 St Michaels Ave	Dormer windows and first floor extension	Approved
22/00941/HOU	71 Bell Chase	Extension	Approved
22/01062/HOU	47 The Park	Metal railings and gates	Approved
22/01237/LBC	22 Princes Street	Alterations	Approved

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation