



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Monday 18<sup>th</sup> March 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

**12<sup>th</sup> March 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	Jane Lowery
Jade Cabell	Graham Oakes
Tareth Casey	Evie Potts-Jones ( <i>Chair</i> )
Kayleigh Fieldsend	Wes Read
Karl Gill	Ashley Richards
Emma-Jayne Hopkins ( <i>Ex-officio</i> )	Jeny Snell ( <i>Vice Chair</i> )
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jamie Lock	Helen Stonier
Sarah Lowery	Adrian Wilkes
	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, 18<sup>th</sup> March 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.*

## **11/139 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/140 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.

## **11/141 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 22<sup>nd</sup> January 2024.

## **11/142 PLANS LIST – FOR CONSIDERATION** (Pages 5 - 6)

Applications for consideration.

## **11/143 PRIOR APPROVAL NOTIFICATIONS** (Page 6)

To note.

## **11/144 NOTIFICATION OF TREE PRESERVATION ORDER APPLICATIONS**(Page 7)

To note.

## **11/145 PLANNING DECISIONS** (Page 8)

To note.

**11/142 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	24/00037/FUL <i>Grove Avenue</i>	M Jones	19 Preston Road	Renewal of garage/workshop - Retrospective	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00037/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00037/FUL</a>				
2	24/00317/FUL <i>Summerlands</i>	D Hallet	Land opposite 28 Watercombe Lane	New dwelling	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00317/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00317/FUL</a>				
3	24/00337/HOU <i>Grove Avenue</i>	A Dodwell	28 Summerleaze Park	Single storey wrap around extension and annexe	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00337/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00337/HOU</a>				
4	24/00285/HOU <i>Lyde</i>	D Ashworth	248 St Michaels Avenue	Single storey side and rear extension	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00285/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00285/HOU</a>				
5	24/00417/HOU <i>Summerlands</i>	M Rackham	101 Preston Road	Two storey side extension incorporating a garage.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00417/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00417/HOU</a>				
6	24/00526/HOU <i>Crofton Park</i>	M Godden	20 Mitchelmore Road	Rear extension with porch	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00526/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00526/HOU</a>				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
7	24/00367/ADV Westlands	Kia UK Ltd	FJ Chalke Ltd West Hendford	Display of 1 illuminated totem sign, 2 illuminated logo signs, 1 set of illuminated Dealership letters, and non-illuminated entrance gate, car park & directional signs.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00367/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00367/ADV</a>					

### 11/143 PRIOR APPROVAL NOTIFICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/00511/P3MA Westlands	T Carr	66 Middle Street (The Real China)	CoU from commercial to residential: conversion of 1 <sup>st</sup> & 2 <sup>nd</sup> floors to 10 self-contained apartments inc. bin store on ground floor, cycle store in basement, means of escape, new staircase, lift, etc	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00511/P3MA">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00511/P3MA</a>					
2	24/00247/P3MA Westlands	T Sen	107 Middle Street	CoU from commercial to residential: 6 self-contained flats.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00247/P3MA">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00247/P3MA</a>					
3	24/00216/DEM		Bus Depot 23 Reckleford	Demolition of industrial shed buildings.	Application permitted
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00216/DEM">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00216/DEM</a>					

**11/144 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	24/00504/TPO	Tesco	Tesco Stores Queensway Place	To carry out fell and execute works to 3 trees.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00504/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/00504/TPO</a>					

## 11/145 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/01834/FUL	Land at Grimsby Corner	48 apartment building	Permitted
23/02544/FUL	YDH	HV ring cabling, etc	Permitted
23/02614/HOU	21 Grove Avenue	Parking area	Permitted
23/02736/FUL	Kylemore House 30 Southville	External alterations	Permitted
23/02852/FUL	1-3 Silver Street	Replacement windows	Permitted
23/02935/FUL	Babylon View Duffields Oxford Road	Animal feed grinder house	Permitted
23/02953/LBC	The Glove Factory Station Road	Conversion to residential	Withdrawn
23/02984/FUL	“	“	Withdrawn
23/02958/ADV	17 High Street	Signage	Permitted
23/02981/FUL	Torre Lea House 33 The avenue	External alterations	Permitted
23/03034/HOU	9 West Park	Extensions	Permitted
23/03052/FUL	68 Middle Street	Roof extension and CoU	Permitted
23/03093/HOU	13 west Park	Enlargement of driveway	Permitted
24/03181/S73A	The Moose Centre 148 St Michaels Ave	Alterations to fenestration	Permitted
23/03226/FUL	144-146 Preston Park Garage Preston Road	Alterations and extension to dwelling	Permitted
24/00027/HOU	2 Grass Royal	Dormer window	Permitted
24/00112/S73	25 Southwoods	Alterations to Fenestration	Permitted
24/00216/DEM	Bus Depot 23 Reckleford	Demolition	Permitted

**Note:**

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