



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

---

## Planning Committee

**Monday 18<sup>th</sup> September 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](mailto:helen.ferdinand@yeovil.gov.uk).

**Amanda Card, Town Clerk**

**12<sup>th</sup> September 2023**

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	Graham Oakes
Jade Cabell	Evie Potts-Jones
Tareth Casey	Wes Read
Kayleigh Fieldsend	Ashley Richards
Karl Gill	Jeny Snell
Emma-Jayne Hopkins	Roy Spinner
Kaysar Hussain	Rob Stickland
Andy Kendall ( <i>Ex-officio</i> )	Helen Stonier
Jamie Lock	Liam Watts
Sarah Lowery	Dave Woan
Jane Lowery	

**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> September 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](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.*

## **11/103 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/104 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 Somerset 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 that level taking into account all relevant evidence and representation made at that tier.

## **11/105 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 14<sup>th</sup> August 2023.

## **11/106 PLANS LIST – FOR CONSIDERATION** (Pages 2 - 4)

Applications for consideration.

## **11/107 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS** (Page 4)

## **11/108 BUNFORD HOLLOW PHASE 2 PUBLIC CONSULTATION** **(ADJACENT PARISH) – FOR INFORMATION**

The Public Consultation documents have been circulated previously via email to Members. The proposal is for a residential planning application for 85 homes at Bunford Hollow Phase 2 in Yeovil (outside the boundary of Yeovil Town). The proposed development is adjacent to the currently submitted Outline Application for Bunford Hollow (17/03320/OUT).

## **11/109 PLANNING DECISIONS** (Page 5)

To note.

**11/106 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	23/02238/FUL <i>Crofton Park</i>	W Bilbrough	Yeovil District Hospital Higher Kingston	Three-storey Diagnostic and Outpatient facility	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02238/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02238/FUL</a>				
2	23/01945/FUL <i>Yeovil College</i>	P Deans	Bathwick Tyres 1 Dampier Street	External repairs to masonry elevations. Removal of windows and infilling of openings with masonry.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01945/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01945/FUL</a>				
3	23/01946/ADV <i>Yeovil College</i>	P Deans	Bathwick Tyres 1 Dampier Street	Display of illuminated and non- illuminated fabricated fascia signage and cladding to all 4 elevations. Display of 1 free- standing non-illuminated totem sign.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01946/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01946/ADV</a>				
4	23/01806/FUL <i>Westlands</i>	V Hatton-Woods	30 Princes Street	Replacement of windows with slim line uPVC windows	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01806/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01806/FUL</a>				
5	23/01835/FUL <i>Westlands</i>	Barclays Bank plc	Barclays Bank King George Street	Replacement of an external ATM at front of building	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01835/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01835/FUL</a>				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	23/01777/FUL <i>Westlands</i>	B Poole	Ninesprings Play Area Yeovil Country Park Addlewell Lane	Erection of new play equipment and apparatus	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01777/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01777/FUL</a>					
7	23/01999/FUL <i>Yeovil College</i>	Hayhurst Estates Ltd	73 Sherborne Road	Change of use of a single house to an HMO property of 7 bedrooms and 7 bathrooms	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01999/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01999/FUL</a>					
8	23/01534/FUL <i>Yeovil Lyde</i>	D Glover	The Moose Centre 148 St Michael's Avenue	Demolition of existing building and erection of a bungalow.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01534/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01534/FUL</a>					
9	23/01943/HOU <i>Westlands</i>	G & H Cashmore	3 Hillgrove Avenue	Two storey rear extension, and rendering of side gable wall	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01943/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01943/HOU</a>					
10	23/02019/HOU <i>Yeovil Lyde</i>	S R J Stringer	21 Welland Road	First floor extension	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02019/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02019/HOU</a>					
11	23/02099/HOU <i>Crofton Park</i>	A Jacobs	21 Roping Road	Single storey ground floor extension, and first floor extension	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02099/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02099/HOU</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
12	23/02038/HOU <i>Yeovil Lyde</i>	AM	15 Blenheim Road	Erection of 1.8m metal fence at front and new carport	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02038/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02038/HOU</a>				
13	23/01897/HOU <i>Summerlands</i>	Caine	52 Cedar Grove	Front extension to garage	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01897/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01897/HOU</a>				
14	23/01964/HOU <i>Yeovil College</i>	Yardimci	21 Neathem Road	Loft conversion (revised application following 23/00640/HOU to seek changes to roof finish)	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01964/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01964/HOU</a>				

### **11/107 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02097/TPO <i>Summerlands</i>	R White	University Centre Yeovil 91 Preston Road	Tree surgery works to various trees	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02097/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02097/TPO</a>				
2	23/02273/TPO <i>Westlands</i>	Ryland	91 Inglewood Flat 4 Hendford Hill	Tree surgery works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02273/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02273/TPO</a>				

## 11/109 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/00332/FUL	49 Burroughes Avenue	Detached dwelling	Refused.
23/00513/FUL	Yeovil College	Redevelopment of Yeovil College	Approved.
23/01170/FUL	Yeovil Motor Company	Redevelopment of site for new showroom, workshop, MOT Facility and valet building.	Approved.
23/01397/HOU	90 Westfield Grove	Extensions to dwelling	Approved.
23/01517/HOU	42 Grass Royal	Extensions to dwelling	Approved.
23/01607/FUL	Yeovil Family Church 164 Preston Road	Log Cabin	Approved.
23/01662/HOU	153 Preston Road	Extension to dwelling	Approved.
23/01770/HOU	13 Park Gardens	Extension to dwelling	Approved

*Note:*

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