



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Monday 19<sup>th</sup> June 2023**

**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**

**13<sup>th</sup> June 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
Karl Gill	Ashley Richards
Emma-Jayne Hopkins	Jeny Snell
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Rob Stickland
Jamie Lock	Helen Stonier
Sarah Lowery	Liam Watts
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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday 19<sup>th</sup> June 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.*

## **11/085 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/086 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.

## **11/087 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15<sup>th</sup> May 2023.

## **11/088 PLANS LIST – FOR CONSIDERATION (Pages 2 - 5)**

Applications for consideration.

## **11/089 PLANNING DECISIONS (Page 6)**

To note.

**11/088 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	23/00904/FUL <i>Westlands</i>	M Eastwood	Barnabas House 1 Higher Kingston	CoU from hostel used as supported living for adults with learning difficulties (sui generis use) to house in multiple occupation (11 bedsits).	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00904/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00904/FUL</a>					
2	23/01244/FUL <i>Yeovil College</i>	PHP Group	Ryalls Park Medical Centre Marsh Lane	2 storey extension to existing medical centre to provide an additional 5 ground floor consulting rooms, admin support area, refurbishment, and additional parking spaces.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01244/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01244/FUL</a>					
3	23/01170/FUL <i>Crofton Park</i>	A Mitchison	Yeovil Motor Co Reckleford	Redevelopment of site to provide new car showroom, workshop, MOT facility and valet building.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01170/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01170/FUL</a>					
4	23/01213/FUL <i>Westlands</i>	N Asim	Unit 2 Key Market House Old Station Road	CoU from vacant retail unit (Use Class E) to sui generis (mixed restaurant and hot food takeaway), inc. new shop front & HVAC equipment	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01213/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01213/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
5	23/01391/FUL <i>Westlands</i>	Altogether Care	The Close Church Path	CoU of part of the ground, first & second floors to 15-bed house of multiple occupation (Use Class sui generis), and external alterations	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01391/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01391/FUL</a>					
6	23/01403/FUL <i>Grove Avenue</i>	R Cox	Lyndon House 63 The Park	Conversion and extension of garage to create 2 rooms and shared facilities as part of an existing HMO. Retrospective approval for ancillary structures for cycle storage and bin/recycling store.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01403/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01403/FUL</a>					
7	23/01301/FUL <i>Westlands</i>	HCBC Bank	1 HSBC Bank Middle Street	Removal of external self service machines and installation of 1 self service machine and associated signage. Install new CCTV.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01301/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01301/FUL</a>					
8	23/01302/ADV <i>Westlands</i>	HCBC Bank	1 HSBC Bank Middle Street	Display of internally illuminated signage over external self service machine.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01302/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01302/ADV</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
9	23/01296/HOU <i>Summerlands</i>	A Davis	214 Preston Road	New enlarged roof to create first floor accommodation, inc. 2 dormers, porch canopy to front elevation & replacement doors and windows. Change flat garage roof to pitched tiled roof, and new door.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01296/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01296/HOU</a>					
10	23/01154/HOU <i>Yeovil College</i>	G Law	109 Highfield Road	2 storey side extension and single storey side/rear extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01154/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01154/HOU</a>					
11	23/01337/HOU <i>Yeovil College</i>	Castle	The Coach House 100 Ilchester Road	Installation of balcony, and erection of timber pergola to side.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01337/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01337/HOU</a>					
12	23/01335/HOU <i>Westlands</i>	Haig Brown	33 Southwoods	First floor rear extension.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01335/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01335/HOU</a>					
13	23/01376/HOU <i>Grove Avenue</i>	S Nicholls	5 Osborne Road	Convert and extend existing garage for living accommodation, and change roof to be mono-pitch. Remove conservatory and insert bifold doors.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01376/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01376/HOU</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
14	23/01109/HOU <i>Summerlands</i>	S Tilley	11 Home Drive	Single storey side extension.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01109/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01109/HOU</a>				
15	23/01111/HOU <i>Westlands</i>	S & K Moffatt	9 Westland Road	Single storey rear extension.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01111/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01111/HOU</a>				
16	23/01318/HOU <i>Grove Avenue</i>	E Spark	58 Grove Avenue	Single storey rear extension.	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01318/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01318/HOU</a>				
17	23/01227/S73 <i>Summerlands</i>	S Turner	96 Westbourne Grove	Propose to vary condition 3 to change external materials of new single storey extension from brick to render (planning approval 22/01906/HOU).	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01227/S73">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/01227/S73</a>				



## 11/089 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/03244/ADV	12 Union Street	Retrospective illuminated light board	Refused (YTC declared an interest)
23/00674/HOU	57 The Park	Erection of railings to front wall and new gates	<b>Permitted</b> (YTC initially objected, but changed to support after application was amended to show lower railings)
23/00696/HOU	129 Huish	Extensions	<b>Permitted</b>
23/00719/HOU	156 St Michael's Avenue	Extension	Permitted
23/01065/HOU	17 Holly Tree Walk	First floor extension	Permitted
23/01198/TPO	Ivelhurst Nursing Home 27 Preston Road	Tree surgery works	Permitted

*Note:*

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