



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 20 January 2025

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.

Amanda Card, Chief Executive / Town Clerk

14th January 2025

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	Graham Oakes (<i>Chair</i>)
Jade Cabell	Wes Read
Tareth Casey	Ashley Richards
Kayleigh Fieldsend	Jeny Snell
Karl Gill (<i>Vice-Chair</i>)	Roy Spinner
Kaysar Hussain	Rob Stickland
Justice Jimba	Helen Stonier
Andy Kendall (<i>Ex-officio</i>)	Ruth White
Jamie Lock	Adrian Wilkes
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 by 9.00am on Monday, 20th January 2025 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. 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.

11/190 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/191 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.

11/192 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 16th December 2024.

11/193 PLANS LIST – FOR CONSIDERATION (Pages 5 and 6)

Applications for consideration.

11/194 ADJACENT PARISH PLANS - FOR CONSIDERATION (Page 7)

Application for consideration

11/195 PLANNING DECISIONS (Page 8)

To note.

11/193 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02951/FUL <i>Yeovil College</i>	Gateway Accommodation Solutions Limited	Eton House Hotel 38 Preston Road Yeovil Somerset BA21 3AQ	Change of use to hotel (C1) with small ground floor commercial space (class E)-retrospective	YTC raised an objection to a previous application on the following grounds: -Loss of privacy to the occupiers of neighbouring properties -Disturbance - in close proximity to properties where over 60s reside -Neighbours have not been consulted and therefore excluded from the process. -The information is misleading - is this a hotel or not?
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02951/FUL					
2	24/02919/FUL <i>Yeovil College</i>	Mr Tom Morgan	The Ferns Nursing Home 141 - 143 St Michaels Avenue Yeovil Somerset BA21 4LW	Change of use from C2 (former 39 person Licenced Residential Care Home currently unoccupied) to a 31 person HMO (Sui Generis) with external alterations and internal re- arrangements. Mixed single and two storey existing buildings	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02919/FUL					
3	24/02896/FUL <i>Yeovil Lyde</i>	Mr Sam Faragher	McDonalds Restaurant Ltd 2 Flushing Meadow Yeovil Somerset BA21 5DL	Installation of two rapid electric vehicle charging stations and ancillary equipment within the car park of McDonalds	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02896/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
4	24/02911/FUL <i>Grove Avenue</i>	Mrs Blake	Flat 1 10 West Park Yeovil Somerset BA20 1DE	Retention of existing windows at front elevation (retrospective application)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02911/FUL					
5	24/02932/ADV <i>Westlands</i>	Enterprise rent-a- car Uk Ltd	Land At 356002 115736 Summer House Terrace Yeovil Somerset	Display of 1No. Vertical Monument Sign, 1No. Fascia Band Sign, 1No. D/S Car Club Band Sign (2 Bay) and 1No. D/S Car Club Introductory Sign	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02932/ADV					
6	24/02931/FUL <i>Westlands</i>	Enterprise rent-a- car Uk Ltd	Land At 356002 115736 Summer House Terrace Yeovil Somerset	Change of use to rental vehicle premises (sui generis) to include the demolition of existing canopy structure, erection of extension to existing sales building and erection of rental vehicle wash bay & associated works	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02931/FUL					
7	24/02986/LBC <i>Westlands</i>	Mr A Dance MP	Ground Floor 31 Princes Street Yeovil Somerset BA20 1EG	Internal and External alterations to ground floor, including security cameras, security screen and internal partitions.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02986/LBC					

11/194 ADJACENT PARISH PLANS - FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	24/02998/HOU <i>Brympton</i>	Mr Neil Laycock	8 Long Mead Brympton Yeovil Somerset BA21 3RH	Proposed increase in roof pitch to accommodate proposed loft conversion and porch (retrospective).	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/02998/HOU					

11/195 PLANNING DECISIONS

Application No	Address	Proposal	Decision
24/02784/HOU	29 Preston Grove Yeovil Somerset BA20 2BG	Replacement of existing garage and store with new double garage.	Approved
24/02675/HOU	27 Dodham Crescent Yeovil Somerset BA20 2DT	Partially conversion of existing car port to form new bathroom and entrance.	Approved
24/02657/HOU	132 Sherborne Road Yeovil Somerset BA21 4HQ	Convert existing snooker/games room to annexe to provide additional accommodation (part retrospective application)	Approved
24/02644/HOU	110A Mudford Road Yeovil Somerset BA21 4AL	Amended proposal for garage/store building (formerly approved under 13/01361/FUL) Retrospective	Approved
24/02624/FUL	Swan Theatre 138 Park Street Yeovil Somerset BA20 1QT	Alterations and the provision of an external fire exit stair to North East side elevation.	Approved
24/02501/LBC	The Glove Factory Old Station Way Yeovil Somerset BA20 1EL	Installation of shop signage above entrance doors to North East Elevation and above window to North West elevation	Approved
24/02500/ADV	The Glove Factory Old Station Way Yeovil Somerset BA20 1EL	Display of 1No. externally illuminated shop fascia sign above entrance doors to North East Elevation and 1No. non-illuminated fascia shop sign above window to North West elevation	Approved
24/02019/FUL	Palmers Garden Centre, Car Wash Bernards Way Yeovil	Erection of automated car wash and tunnel, 2 x demountable parasols, and relocation of office	Approved

Note:

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