



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 20th March 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.

Amanda Card, Town Clerk

14th March 2023

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

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 March 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. 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.

11/062 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/063 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.

11/064 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 23rd January 2023.

11/065 PLANS LIST – FOR CONSIDERATION (Pages 2 - 4)

Applications for consideration.

11/066 TREE PRESERVATION ORDER APPLICATIONS (Page 4)

Applications for consideration / noting.

11/067 PLANNING DECISIONS (Page 5)

To note.

11/068 CONSULTATION ON SOMERSET STATEMENT OF COMMUNITY INVOLVEMENT IN PLANNING

The response to the Draft Statement of Community Involvement in Planning is attached at Appendix A.

11/065 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/00513/FUL <i>Yeovil College</i>	Department of Education	Yeovil College Mudford Road	Demolition of existing college buildings and construction of new buildings for educational use, along with alterations to existing internal roads, and access points and creation of new internal road, parking landscaping and associated infrastructure.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00513/FUL				
2	23/00376/HOU <i>Abbey Manor South</i>	R Giddings	10 Lower Ream	Demolition of rear conservatory, and erection of single storey front, side and rear extensions.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00376/HOU				
3	23/00399/FUL <i>Crofton Park</i>	Yeovil District Hospital	Yeovil District Hospital Higher Kingston	Construction of extension to the hospital's existing theatre department to provide an additional 5 th theatre.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00399/FUL				
4	23/00451/REM <i>Wyndham Hill</i>	S Prockter	Land to rear of 1-2 Penfield Villas Penfield	Reserved matters application for approval of appearance and landscaping (Outline approval 19/02907/OUT) for a pair of semi-detached dwellings and parking.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00451/REM				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	23/00291/FUL <i>Grove Avenue</i>	Gruman	35 Preston Road	Removal of conservatory and single storey side extension, and construction of driveway and parking area from private access. Change of use of garden land to car park for use by adjoining nursing home.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00291/FUL					
6	23/00343/FUL <i>Grove Avenue</i>	M Horrocks	51 Apple Tree Nursery The Park	Demolition of first floor rear extension and erection of two storey rear extension. Replacement doors and windows on front elevation. Partial change of use of first floor playroom to residential use.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00343/FUL					
7	21/01150/FUL (Amendment to application) <i>Crofton Park</i>	P Hamblin	1 Goldcroft	The proposed amendment is for an extra floor to <i>extend</i> the existing flat (Apartment 10) and <i>not</i> the creation of an additional apartment as previously proposed.	<i>Under this application, YTC previously supported the proposal for an additional apartment by constructing an extra floor to the existing building.</i>
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01150/FUL					
8	23/00544/FUL <i>Westlands</i>	Kenika Properties Ltd	3B Union Street	The removal of the shop front windows and door, and installation of 1 new window and door.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00544/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
9	23/00341/FUL <i>Westlands</i>	G Lewer	36 Princes Street	Replacement windows	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00341/FUL					
10	22/03469/ADV <i>Westlands</i>	Royal Bank of Scotland	NatWest Bank 2 Hendford	Replacement of non-illuminated projecting sign	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03469/ADV					

11/066 TREE PRESERVATION ORDER APPLICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/00472/TPO <i>Westlands</i>	S Findlay	ASDA Stores Preston Road	Fell/carry out works to various individual trees and groups of trees.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00472/TPO					
2	23/00176/TPO <i>Yeovil College</i>	N Hellis	Holcote Building Mudford Road	Fell 1 tree.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00176/TPO					

11/067 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/02336/FUL	The Westminster 12 Westminster Street	2 storey extension and CoU from public house to religious meeting place.	Permitted
22/02503/HOU	57 Cromwell Road	2 storey side extension	Permitted
22/02809/HOU	84 Seaton Road	New garage	Permitted
22/02912/FUL	Law Courts Petters Way	Installation of mechanical ventilation system and re roofing works	Permitted
22/03153/FUL	Milford Junior School Glenthorne Avenue	6 temporary classroom, MUGA, and re-grading of disused parking area.	Permitted
22/03158/FUL	Unit 4 Gazelle Road Lynx Trading Estate	Raise existing roof	Permitted
22/03174/FUL	Masonic Hall 23 Hendford	Formation of new disable access	Permitted
22/03173/FUL	WH Smith 10 Middle Street	Replace window	Permitted
22/03280/HOU	11 Chilton Grove	Replacement of existing extensions with new including one to front.	Permitted
22/03428/HOU	4 Bell Chase	2 storey side extension	Permitted
22/03473/ADV	Pavement O?S 21 Middle Street	2 LCD display screens	Permitted
22/03472/FUL	Pavement O/S 21 Middle Street	BT Street hub	Permitted
22/03489/FUL	The Knoll Nursing Home 33 Preston Road	New garden room building	Permitted
22/03532/ADV	Bus shelter outside YDH Kingston	Digital advertising display	Permitted
22/03533/ADV	Bus shelter outside B&M Lysander Road	Digital advertising displays	Permitted
22/03547/HOU	51 Rosebury Avenue	2 storey side extension	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation

Response to the Draft Statement of Community Involvement in Planning

Thank you for Consulting Yeovil Town Council on the new Statement of Community Involvement. I am an officer at Yeovil Town Council (YTC) and responsible for compiling the agenda for the Town Council's Planning Committee held on a monthly basis, and to which members of the public and the press frequently attend. I would therefore like to make a few comments on the Draft Statement from an operational point of view, and which relate to Section 5.2 under the headings 'How do we consult', 'How to comment on planning applications' and 'What do we do with comments received?'

I recognise that the document deals with the issues in general terms, but I am concerned that there is no specific mention of retaining the service currently operated by South Somerset DC where all applications, including nearby applications, are notified to the Town and Parish Councils via email. I am unsure if this is a 'special' task just for YTC given the number of applications submitted within the town, but it is an essential service for YTC to ensure that all relevant applications are notified to the Council. There have been suggestions in the past that YTC should 'self-serve' this information from the SSDC website, but it was accepted by SSDC that this may well result in missed applications. On this basis, I would request that the Draft Statement include a sentence confirming that Somerset Council will notify town and parish councils of planning applications within and close to their boundaries?

The notifications YTC receive state the deadlines for comments to be received which are based on the statutory consultation periods. I ask that the document states that these deadlines can be flexible under various circumstances. You will appreciate that it is not practical for YTC to hold more frequent Planning Committees (currently monthly), and yet many of the comments made on applications by YTC still miss the deadline stated on the notification email, not just because the committees are only held monthly, but also because of the lead time involved with legal requirements such as summoning Committee Members, publishing the agendas for public meetings, etc. Currently, YTC and SSDC work well together and case officers will normally wait to receive the resolutions from the YTC Committees where possible, so it would be a shame to lose this. This is a particularly important point as the meetings are attended by members of the public, sometimes in significant numbers, wanting to have their say and influence the planning process in a proactive way. Perhaps this issue can be addressed under the heading 'Other Consultation Methods'?

I am concerned about the sentence saying that 'All comments should be submitted online'. Again, I hope you will appreciate that this is time consuming exercise when there are numerous comments and applications to respond to, and Town and Parish Councils do not have the resources for this. Currently, YTC inputs the resolutions into a table which is emailed to SSDC which works well and therefore, again, it would be a shame to change it.

The aim 'to upload comments within 5 working days of receipt' is a concern. This lag between making comments and them showing on the website can result in uncertainty for the public not knowing whether their comments have been received or not, and also can cause a problem for YTC as Members of the Planning Committee like to view the comments of the local people when considering applications at committee so that they can represent their views. Can I therefore respectfully suggest that this time scale is reduced to the minimum required to check and upload the comments?

I hope the above comments are helpful in drafting the final statement.