



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

---

## Planning Committee

**Monday 20<sup>th</sup> November 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**

**14<sup>th</sup> November 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	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	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, 14<sup>th</sup> November 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.

# **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. Somerset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.*

## **11/117 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/118 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.

## **11/119 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 16<sup>th</sup> October 2023.

## **11/120 DRAFT BUDGET 2024/25**

To consider and recommend to Policy, Resources and Finance Committee the draft budget for 2024/25 attached at page 5.

## **11/121 PLANS LIST – FOR CONSIDERATION** (Pages 2 - 3)

Applications for consideration.

## **11/122 AMENDED PLANS FOR CONSIDERATION** (Pages 3)

Applications for consideration.

## **11/123 NOTIFICATIONS OF TREE PRESERVATION ORDER APPLICATIONS** (Page 4)

## **11/124 PLANNING DECISIONS** (Page 5)

To note.

## 11/121 PLANS LIST – FOR CONSIDERATION

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	23/02111/FUL <b>Adj Parish West Coker</b>	Conrad Energy Developments Ltd	Land south of Camp Road	Solar PV farm and associated infrastructure inc. battery storage, access arrangements, cable run to supply electricity to Leonardo	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02111/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02111/FUL</a>					
2	23/02163/COU <i>Yeovil Lyde</i>	M Rowswell	196 Sherborne Road	Change of Use from C3 Residential to C4 HMO (no external changes)	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02163/COU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02163/COU</a>					
3	23/02544/FUL <i>Crofton Park</i>	Yeovil District Hospital	YDH Higher Kingston	Installation of HV Ring Cabling, Switch House Upgrade and 3 substations	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02544/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02544/FUL</a>					
4	23/02557/ADV <i>Westlands</i>	Nationwide Building Society	36-38 Middle Street	Display of new signage: projecting signs, fascia boards and signs, replacement ATM surround & signage.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02557/ADV">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02557/ADV</a>					
5	23/02048/FUL <i>Westlands</i>	P Bond	Whitehouse 114 Hendford Hill	Garden shed, alterations to existing access and parking area, new boundary walls and associated landscaping (part- retrospective)	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02048/FUL">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02048/FUL</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	23/02584/HOU <i>Westlands</i>	Priday-Lock	161 Plantagenet Chase	Rear single storey extension and rebuilding of boundary wall	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02584/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02584/HOU</a>					
7	23/02777/HOU <i>Westlands</i>	M Thomas	11 Wyndham Street	Reinstatement of original frontage and side entrance porch.	
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02777/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02777/HOU</a>					
8	23/02542/HOU <i>Yeovil College</i>	S O'Loughlin	48 Marsh Lane	Single storey rear extension	Permission granted
<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02542/HOU">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02542/HOU</a>					

#### **11/122 AMENDED PLAN FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02038/HOU <i>Yeovil Lyde</i>	A Moscinski	15 Blenheim Road	Erection of 1.8m metal fence at port and new carport. <b>Reduction of east elevation fence to be stepped towards the highway boundary from 1.8m to 1.0m.</b>	Previously YTC raised an objection on the grounds of overdevelopment, and not in keeping with the street scene and other properties in the area.
<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>					

**11/123 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	23/02788/TPO	M Reay	Multi-storey car park, Higher Kingston	Tree surgery works	
	<a href="https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02788/TPO">https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02788/TPO</a>				

## 11/124 PLANNING DECISIONS

Application No	Address	Proposal	Decision
22/02467/FUL	Land at Highfield Road	New Care home	Permitted
23/00451/REM	Land to r/o 1-2 Penfield Villas	Approval of appearance and landscaping	Permitted
23/01534/FUL	The Moose Centre 148 St Michael's Avenue	Bungalow	Permitted
23/01636/S73A	42 South Street	To vary conditions	Permitted
23/01691/ADV	1 Silver Street	Signage	Permitted
23/01777/FUL	Ninesprings Play Area	New play equipment	Permitted
23/01806/FUL	30 Princes Street	Replacement windows	Permitted
23/01835/FUL	Barclays Bank King George Street	Replacement ATM	Permitted
23/01897/HOU	52 Cedar Grove	Extension	Permitted
23/01906/HOU	104 Stiby Road	Extension	Permitted
23/01945/FUL	Bathwick Tyres 1 Dampier Street	External alterations	Permitted
23/01943/HOU	3 Hillgrove Avenue	Extension	Permitted
23/01946/ADV	Bathwick Tyres 1 Dampier Street	Signage	Permitted
23/01964/HOU	21 Neathem Road	Loft conversion	Permitted
23/01995/HOU	29 Elmhurst Avenue	Extension	Permitted
23/02019/HOU	21 Welland Road	Extension	Permitted
23/02099/HOU	21 Roping Road	Extension	Permitted
23/02109/FUL	10 High Street	New shop front	Permitted
23/02110/ADV	10 High Street	Signage	Permitted
23/02222/HOU	7 Summerlands	Extension	Permitted
23/02542/HOU	48 Marsh Lane	Extension	Permitted

**Note:**

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



## Planning Committee

	2022/23			2023/24			2024/25		Notes
	Budget £	Actual £	(Over)/ Under £	Budget	Month 1 - 6 spent 30/09/2023	Full year estimated spend to 31/03/2024	Estimated (over) / under spend £	Proposed Budget	
<b>EXPENDITURE</b>									
Planning	1,000	0	1,000	1,000	0	0	1,000	1,000	
<b>Total Expenditure</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	
<b>INCOME</b>									
	0	0	0	0	0	0	0	0	
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Net Expenditure</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	