



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 22nd January 2024

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
16th January 2024

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>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	Adrian Wilkes
	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, 22nd January 2024 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. Somerset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.

11/133 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/134 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.

11/135 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 11th December 2023.

11/136 PLANS LIST – FOR CONSIDERATION (Pages 2 - 5)

Applications for consideration.

11/137 PRIOR APPROVAL NOTIFICATIONS (Page 5)

To note.

11/138 PLANNING DECISIONS (Page 6)

To note.

11/136 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02984/FUL <i>Westlands</i>	Bee Housing	The Glove Factory Old Station Way	Conversion to form 7 residential units (Class C3)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02984/FUL				
2	23/02953/LBC <i>Westlands</i>	Bee Housing	The Glove Factory Old Station Way	Conversion to form 7 residential units (Class C3)	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02953/LBC				
3	23/03037/FUL <i>Westlands</i>	Altogether Care LLP	Glenthorne House 38 Princes Street	Change of use from solicitors' offices to 6 self-contained apartments, and internal & external alterations including removal of rear extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03037/FUL				
4	23/03038/LBC <i>Westlands</i>	Altogether Care LLP	Glenthorne House 38 Princes Street	Change of use from solicitors' offices to 6 self-contained apartments, and internal & external alterations including removal of rear extension	
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03038/LBC				
5	23/02934/FUL <i>Westlands</i>	Somerset Property Ventures Ltd	66 Middle Street (The Real China)	Conversion (from restaurant) and extension of upper floors to form HMO with 17 apartments and communal living space	<i>Previous application for 5 apartments remains undetermined. YTC supported the application.</i>
	https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02934/FUL				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	23/03052/FUL <i>Westlands</i>	Abbas Adham	68 Middle Street	Roof extension with pergola to serve existing commercial use (public house), and partial change of use of ground floor into a shop (Class E)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03052/FUL					
7	23/02981/FUL <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	External alterations including replacement windows and doors	<i>See related Prior Approvals below.</i>
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02981/FUL					
8	23/02958/ADV <i>Westlands</i>	Loungers UK Ltd	17 High Street	Installation of 4 externally illuminated fascia signs, 2 externally illuminated projecting signs, and an internally illuminated menu board sign.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02958/ADV					
9	23/02852/FUL <i>Westlands</i>	T N Chard & Sons Ltd	1 – 3 Silver Street	Replacement of 11 timber windows with PVC	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02852/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
10	23/03226/FUL <i>Summerlands</i>	Hann	144-146 Preston Road	Demolition of garage workshop, CoU and construction of extension to dwelling. New railings to front, and alterations to front elevation.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03226/FUL					
11	23/02739/LBC <i>Westlands</i>	D Champman	Trinity House 17 Peter Street	New rainwater goods on front elevation, and grab handles at front door.	Permission granted 5 January 2024.
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02739/LBC					
12	23/02420/FUL <i>Summerlands</i>		Westfield Academy Stiby Road	Installation of air source heat pump system including 12 outdoor heat pumps and new electrical substation.	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02420/FUL					
13	24/03181/S73A <i>Yeovil Lyde</i>	D Glover	The Moose Centre 148 St Michaels Avenue	Application to vary condition 2 to allow changes to fenestration and porch (relating to planning approval 23/01534/FUL for a bungalow)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=24/03181/S73A					
14	23/03034/HOU <i>Grove Avenue</i>	Harris	9 West Park	Extensions and driveway alterations	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03034/HOU					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
15	23/03093/HOU <i>Grove Avenue</i>	K Lambert	13 West Park	Enlargement of driveway at front	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03093/HOU					
16	23/02614/HOU <i>Grove Avenue</i>	K Short	21 Grove Avenue	New parking area (retrospective)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02614/HOU					
17	23/03107/FUL <i>Grove Avenue</i>	Preston Road (Yeovil Ltd)	Workshop 35A Preston Road	CoU, conversion and extension of existing building to create an HMO (for staff of the adjoining nursing home – The Knoll)	
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/03107/FUL					

11/137 PRIOR APPROVAL NOTIFICATIONS

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/02879/P3MA <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	CoU from commercial, business & service use (Class E) to create 6 flats (C3).	Approved 18 December 2023
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02879/P3MA					
2	23/02880/P3MA <i>Crofton Park</i>	L Jarvie	Torre Lea House 33 The Avenue	CoU from commercial, business & service use (Class E) to create 2 flats (Class C3)	Approved 18 December 2023
https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/02880/P3MA					

11/138 PLANNING DECISIONS

Application No	Address	Proposal	Decision
23/00861/ADV	The Triangle Middle Street	Large LED screen	Permitted
23/00860?R3C	The Triangle Middle Street	Large LED screen	Permitted
23/002163/COU	196 Sherborne Road	CoU from C3 residential to C4 HMO	Permitted (Committee decision)
23/02438/FUL	YDH Higher Kingston	New orthopaedic ward	Permitted
23/02739/LBC	Trinity House 17 Peter Street	Rainwater goods and grab rails	Permitted
23/02822/S73A	30 The Park	Revised design to student block	Permitted
23/02827/HOU	116 Hendford Hill	Replacement French doors	Permitted
23/02902/HOU	61 Lyde Road	Loft conversion and extension	Permitted
23/03002/HOU	11 Abbots Meade	Extension	Permitted
Prior Approvals			
23/02744/P3MA	30 Southville	Prior approval COU from commercial to 4 dwellings	Refused
23/02879/P3MA	33 The Avenue	Prior Approval CoU from commercial to 6 flats	Permitted
23/02880/P3MA	33 The Avenue	Prior Approval CoU from commercial to 2 flats	Permitted

Note:

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