



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Planning Committee

Planning Committee

Monday 23rd January 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

17th January 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 23rd January 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.

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. 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.

11/057 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

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

11/058 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.

11/059 MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 12th December 2022.

11/060 PLANS LIST – FOR CONSIDERATION (Pages 2 - 4)

Applications for consideration.

11/061 PLANNING DECISIONS (Page 5)

To note.

11/060 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	23/00087/TEA <i>Yeovil Lyde</i>	CK Hutchinson Networks (UK) Ltd	Grass verge, Land East of St Michaels Avenue	17m high monopole, supporting 6 antennas, wraparound equipment cabinet, 2 other cabinets, electric meter cabinet, & ancillary development.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=23/00087/TEA					
2	22/03199/FUL <i>Westlands</i>	Barrows Hill Properties	1 Market Street	Change of use from office to 3 apartments, plus demolition of rear extension and erection of new rear extension to create 1 dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03199/FUL					
3	22/03200/LBC <i>Westlands</i>	Barrows Hill Properties	1 Market Street	Change of use from office to 3 apartments, plus demolition of rear extension and erection of new rear extension to create 1 dwelling.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03200/LBC					
4	22/03158/FUL <i>Westlands</i>	Pollentine	Unit 4 Gazelle Road Lynx Trading Estate	Raise existing roof by 280mm with over sheeting to prevent water ingress.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03158/FUL					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
5	22/03489/FUL <i>Grove Avenue</i>	Ghuman	The Knoll Nursing Home 33 Preston Road	Construction of detached garden room in rear garden	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03489/FUL					
6	22/03173/FUL <i>Westlands</i>	Whyman	WH Smith 10 Middle Street	Retrospective application to replace window to end elevation.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03173/FUL					
7	22/03472/FUL <i>Westlands</i>	BT Telecommunications	Pavement outside 21 Middle Street	Installation of new BT hub, incorp. 75" LCD advert screens and removal BT phone kiosks	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03472/FUL					
8	22/03473/ADV <i>Westlands</i>	BT Telecommunications	Pavement outside 21 Middle Street	Display of 2 internally illuminated digital 75" LCD display screens	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03473/ADV					
9	22/03533/ADV <i>Westlands</i>	Summers	Bus Shelter outside B&M store Lysander Road	Replace existing advertising displays with digital displays with images changing every 10 seconds.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03533/ADV					
10	22/03532/ADV <i>Crofton Park</i>	Summers	Bus shelter near YDH, Kingston	Replace existing advertising displays with digital displays with images changing every 10 seconds. The reverse panel comprises a non-advertising, non-illuminated space for Council or Community content.	
https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03532/ADV					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
11	22/03280/HOU <i>Yeovil College</i>	Gowers	11 Chilton Grove	Two storey and single storey extensions to front and rear. Installation of solar panels.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03280/HOU				
12	22/03428/HOU <i>Summerlands</i>	Cockram	4 Bell Chase	Two storey side extension.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/03428/HOU				
13	22/02809/HOU <i>Westlands</i>	Russell	84 Seaton Road	New garage.	
	https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02809/HOU				

11/061 PLANNING DECISIONS

Application No	Address	Proposal	Decision
20/01087/FUL	The Park School Kingston Site Kingston	Redevelopment consisting of conversion of existing buildings to 7 dwellings, conversion of listed Kingston House to 8 dwellings, erection of 30 new dwellings, demolition, associated infrastructure, landscaping, etc	Permitted
21/01589/FUL	21 Prince Street	Alterations and CoU from office to 2 dwellings	Withdrawn
22/02687/HOU	109 Middle Street (r/o 111)	Single storey extension with balcony over to rear, and two storey side extension	Permitted
22/02884/FUL	16B Hendford	CoU into dwelling	Permitted
22/03048/HOU	38 Long Close	Single storey extension	Permitted
22/03082/HOU	80 Preston Road	New detached garage	Permitted
22/03133/HOU	48 College Green	Single storey side extension	Permitted
22/03176/TEA	Grass verge Lysander Road	15m Phase 8 monopole, wrap around cabinet and associated works	Permitted
22/03270/HOU	47 Mudford Road	Rear and side extension to dwelling (part retrospective)	Permitted

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council recommendation