

# Yeovil Town Council



Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

**Monday 26<sup>th</sup> September 2022**

**7.00pm**

**Hybrid Meeting:**

Face-to-face at Town House, 19 Union Street, Yeovil BA20 1PQ,  
and virtual using Zoom meeting software

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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**  
**20 September 2022**

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>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](mailto:ytic@yeovil.gov.uk) by 9.00am on Monday 26<sup>th</sup> September 2022 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.

# 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.*

## **11/031 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/032 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.

## **11/033 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15<sup>th</sup> August 2022.

## **11/034 PRE-APPLICATION CONSULTATION: PROPOSED CARE HOME, LAND AT HIGHFIELD ROAD, YEOVIL BA21 4RJ**

To consider the pre-application proposal for a two-storey 66 bed care home at land at Highfield Road, BA21 4RJ. See attached letter at pages 8 & 9, and drawings included in the presentation. Any comments/feedback are welcome before an application is submitted.

## **11/035 AMENDED PLANS/ADDITIONAL INFORMATION- FOR CONSIDERATION**

Application for consideration. (Page 2)

## **11/036 PLANS LIST – FOR CONSIDERATION** (Pages 3 - 5)

Applications for consideration.

## **11/037 PLANNING DECISIONS** (Pages 6 - 7)

To note.

**11/035 AMENDED PLANS/ADDITIONAL INFORMATION - FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	20/01087/FUL <i>Grove Avenue</i>	Stonewater Ltd	The Park School Kingston Site Kingston	<p>Redevelopment of former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade II Listed Kingston House to 8 no. dwellings, erection of 30 no. new dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works</p> <p><i>*Additional information received:</i>  <i>- Phosphate Mitigation Strategy Submission</i>  <i>- Habitat Regulations Assessment</i>  <i>- Appropriate Assessment</i></p>	<p>13 July 2020 YTC recommended application for refusal for the following reasons:</p> <p>Inadequate planning for the potential additional traffic using the proposed Kingston access and exit, including poor visibility, which would result in safety concerns</p> <p>Lack of any proposed management of construction traffic and potential traffic generated from the new development in order to safeguard the conservation area, neighbourhood and surrounding trees</p> <p>The scale and density of the proposed development is not in keeping with the existing surrounding development and will therefore be detrimental to the character and appearance of the neighbouring conservation area</p> <p>The future upkeep of the private road is of concern and may lead again to a detrimental impact on the conservation area</p> <p>The overdevelopment of the site resulting from the proposed high density of the housing.</p>
<p><a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01087/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01087/FUL</a></p>					

## 11/036 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01778/FUL <i>Westlands</i>	Carr	The Real China 66 Middle Street	Proposed extension to upper floors to form 5 self-contained apartments	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01778/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01778/FUL</a>					
2	22/02336/FUL <i>Westlands</i>	Sen	The Westminster 12 Westminster Street	Two storey rear extension and CoU from class A4 (public house) to D1 (religious meeting place)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02336/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02336/FUL</a>					
3	22/02281/FUL <i>Summerlands</i>	Payne	Westfield Academy Stiby Road	Erection of single storey 6 bay double classroom modular building	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02281/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02281/FUL</a>					
4	22/01729/FUL <i>Grove Avenue</i>	Sweet	Parcroft Pre-school Playgroup Linden Road	Re-cladding of the pre-school Building (Retrospective)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01729/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01729/FUL</a>					
5	22/02371/FUL <i>Westlands</i>	Bedford	9 Union Street	Formation of new entrance to restaurant	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02371/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02371/FUL</a>					

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
6	22/02167/ADV <i>Westlands</i>	Suree	15 Princes Street	1 set of externally illuminated text to replace existing. 1 externally illuminated projection sign to replace existing. 1 internally illuminated menu to replace existing	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02167/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02167/ADV</a>				
7	22/02372/FUL <i>Yeovil Lyde</i>	Howden	30 Oxford Road Pen Mill Trading Estate	Extension to warehouse accommodation, alterations to existing building and additional site exit point	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02372/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02372/FUL</a>				
8	22/00332/FUL <i>Summerlands</i>	Brand	49 Burroughes Avenue	Erection of detached dwelling	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00332/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00332/FUL</a>				
9	22/02168/HOU	Nguyen	66 St Michaels Ave	Formation of new drive / hardstanding to front of property (Retrospective)	Permitted
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02168/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02168/HOU</a>				
10	22/01652/HOU <i>Westlands</i>	Green	21 Penn Hill	Demolish existing balcony and conservatory structure below and replace with new	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01652/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01652/HOU</a>				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
11	22/01883/HOU	Casey	5 Watercombe Lane	Demolish former garage and erect outbuilding for bedroom accommodation and garden store	Permitted
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01883/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01883/HOU</a>				
12	22/02209/HOU <i>Summerlands</i>	Turvey	157 Preston Road	Single storey side extension	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02209/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02209/HOU</a>				
13	22/02283/HOU <i>Summerlands</i>	Adams	88 Westbourne Grove	Replace existing conservatory with single storey rear extension	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02283/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/02283/HOU</a>				

**11/037 PLANNING DECISIONS**

Application No	Address	Proposal	Decision
20/03199/FUL	4 Church Street	Conversion of first & second floors into 2x two bed apartments	Permitted
20/03201/LBC	4 Church Street	Conversion of first & second floors into 2x two bed apartments	Permitted
21/02466/COU	Acacia Lodge 166 Hendford Hill	CoU from care home to accommodation for people experiencing homelessness (sui generis)	Refused
22/00786/FUL	16B Hendford	CoU from A2 to a 9 person HMO (Sui generis) and associated internal and external alterations	Permitted
22/01090/LBC	16B Hendford	CoU from A2 to a 9 person HMO (Sui generis) and associated internal and external alterations	Permitted
22/01250/HOU	4 Hendford Grove	Retrospective single storey infill extension	Permitted
22/01523/ADV	Bensons Unit 4A Western Avenue	Illuminated signage	Permitted
22/01626/HOU	44 Cedar Grove	Extension	Permitted
22/01700/HOU	9C Southwoods	Extensions	Permitted
22/01663/HOU	39 Bell Chase	Extension	Permitted
22/01793/HOU	115 Chelston Avenue	Extension and garage	Permitted
22/01799/HOU	70 Ilchester Road	Annex	Permitted
22/01840/HOU	13 Derwent Gardens	Garage extension	Permitted
22/01883/HOU	5 Watercombe Lane	New outbuilding for bedroom accommodation	Permitted
22/01906/HOU	96 Westbourne Grove	Extension	Permitted
22/01942/HOU	3 Green Quarry Mudford Road	Garage	Permitted
22/01800/HOU	32 Chelston Avenue	Extension	Permitted

22/02055/HOU	1 Beechwood	Extension	Permitted
22/02062/HOU	8 Glenthorne Avenue	Retrospective loft conversion and rear dormer	Refused
22/02168/HOU	66 St Michaels Ave	Retrospective formation of new drive / hardstanding	Permitted

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation

24<sup>th</sup> August 2022

Amanda Card  
The Clerk  
Yeovil Town Council  
The Town House  
19 Union Street  
Yeovil  
BA20 1PQ



Dear Ms Card

**RE: PROPOSED CARE HOME FOR OLDER PEOPLE, LAND AT HIGHFIELD ROAD, YEOVIL, SOMERSET, BA21 4RJ**

Please accept this letter as an introduction and notification of our proposal to develop the site of the land at Highfield Road, Yeovil, to provide a new 66 bed care home for older people. This proposal is to provide an important local community care facility the future residents of which, are expected to emanate from an area no more than three miles from the site or have relatives within this same catchment.

A planning application, which will shortly be submitted to South Somerset District Council, proposes the development of the new two-storey care home with associated access, car parking and landscaping.

LNT Care Developments are the UK's leading residential care home developer, having built 200 care homes nationwide. We have considerable experience in both developing and operating care homes and following extensive research into the general demographics and need for residential care in the area, have identified this a suitable site.

The care home would be very much a local facility, with the majority of residents and staff coming from within a 3 mile radius. It would not only provide a home for 66 older people in need of care, but would also create between 50 and 60 new jobs, and would constitute a multimillion pound investment in the town.

The proposed 2 storey, 66 bed care home would be a state of the art, purpose built home with unparalleled facilities including an on-site cinema, hair salon, garden room, tea room and library. The home would have extensive landscaped gardens and in house kitchen and laundry facilities and will also include solar PV panels and ground source heating, resulting in over 70% of the homes energy being produced from on-site renewable energy.

LNT Care Developments  
Helios 47  
Leeds  
LS25 2DY  
0113 385 3850

After extensive research into the general demographics and need for residential care in the area, LNT Care Developments have identified this as a suitable site for a new 66 client facility.

This letter and the attached drawings illustrating the proposed site layout and building design are to ensure that the local Parish Council is fully informed of the proposed development and of the planning application.

I hope this information is of some assistance. If you have any queries or wish to discuss any matters relating to these proposals please do not hesitate to contact me on 0113 385 3834 or by email on [jo.kemp@LNTconstruction.co.uk](mailto:jo.kemp@LNTconstruction.co.uk).

Yours sincerely

*J Kemp*

Mrs Jo Kemp BSc (Hons) MA  
Planning Manager