



# Yeovil Town Council

Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 30<sup>th</sup> May 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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Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email [ytc@yeovil.gov.uk](mailto:ytc@yeovil.gov.uk) by 9:00am on Monday, 30<sup>th</sup> May 2022.

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  
24<sup>th</sup> May 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> )
Nigel Gage	Wes Read
Karl Gill	Ashley Richards
Emma-Jayne Hopkins	Jeny Snell
Kaysar Hussain	Roy Spinner
Andy Kendall ( <i>Ex-officio</i> )	Helen Stonier
Pauline Lock	Liam Watts
Jamie Lock	Dave Woan
Sarah Lowery	

**Information for the Public**

In accordance with the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020, the ability to hold meetings virtually has now ceased. The Council are adhering to guidance set by the Ministry of Housing, Communities and Local Government for the safe use of council buildings to enable face-to-face meetings for Councillors and the public, but also continue to provide remote access to meetings for the public if they wish.

**Public Comments via Zoom at hybrid meetings**

We recognise that these are challenging times, but we still value the public’s contribution to our hybrid meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on the morning of the meeting providing the following information:

- your email address;
- 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.*

## **11/005 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

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

## **11/006 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.

## **11/007 MINUTES**

To confirm as a correct record the Minutes of the previous meetings held on 19<sup>th</sup> April 2022 and the Special Meeting of Planning Committee held on 28<sup>th</sup> May 2022.

## **11/008 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 5)

## **11/009 ADJACENT PARISH CONSULTATIONS – FOR CONSIDERATION** (Page 5)

## **11/010 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY** (Page 5)

## **11/011 CORRESPONDENCE**

## **11/012 PLANNING DECISIONS** (Page 6)

## 11/008 PLANS LIST – FOR CONSIDERATION

	APPLICATION NO Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01196/FUL <i>Grove Avenue</i>	R Cox	Cool Runnings 63 The Park	CoU from C2 (residential institution) to a 20 person HMO (house in multiple occupancy) with external alterations and internal re-arrangements	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01196/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01196/FUL</a>					
2	22/01017/FUL <i>Yeovil Lyde</i>	M Fisher	52 Buckland Road Pen Mill Trading Estate	Retrospective application for the installation of fencing and fascia cladding, and the demolition of 3 site buildings and 2 outbuildings.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01017/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01017/FUL</a>					
3	22/00904/FUL <i>Summerlands</i>	Freedom Leisure	Westlands Sports and Fitness Centre Westbourne Close	Installation of 6 new windows on front elevation as a result of internal refurbishment, and installation of screen at front entrance.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00904/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00904/FUL</a>					
4	22/00479/FUL <i>Westlands</i>	B&M Retail Ltd	B&M Homestore Units 1&2 Lysander Road Retail Park	Erection of 4.8m fence to form ancillary external garden centre compound	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00479/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00479/FUL</a>					
5	22/00833/ADV <i>Westlands</i>	Triology (Lemington Spa) Ltd	Land to north of Lysander Road, Morrisons Car Park	Display of 1 internally illuminated totem sign and 1 non-illuminated banner sign	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00833/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00833/ADV</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
6	22/00892/ADV <i>Westlands</i>	Fernbank Advertising Ltd	A1 Westminster Street A2 High Street A3 The Borough A4 Upper Middle Street A5 Wine Street A6 Middle Street A7 Middle Street A8 Triangle	Installation of 8 illuminated ground mounted totem-style digital advertising screens across Yeovil Town Centre	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00892/ADV">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00892/ADV</a>					
7	22/01062/HOU <i>Grove Avenue</i>	P Smith	47 The Park	Reinstatement of metal railings above existing wall, and installation of driveway gates	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01062/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01062/HOU</a>					
8	22/00711/HOU <i>Westlands</i>	K Ceylan	85 Hendford Hill	Formation of vehicular access including widening gateway (see also 22/01202/TPO below)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00711/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00711/HOU</a>					
8	22/01080/HOU <i>Westlands</i>	K Ceylan	85 Hendford Hill	Construction of attached garage (see also 22/01202/TPO below)	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01080/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01080/HOU</a>					
9	22/00599/HOU <i>Yeovil College</i>	T & H Humpage	30 Mudford Road	First floor rear extension to provide a self-contained annex.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00599/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00599/HOU</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
10	22/00827/LBC <i>Yeovil College</i>	T & H Humpage	30 Mudford Road	First floor rear extension to provide a self-contained annex, and internal and external alterations including loft conversion, solar panels and reinstatement of original features.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00827/LBC">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00827/LBC</a>				
11	22/00703/HOU <i>Yeovil Lyde</i>	D Keay	90 Lyde Road	Proposed side annex and extensions	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00703/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00703/HOU</a>				
12	22/00572/HOU <i>Westlands</i>	R Jackson	Pengwerne St Nicholas Close	Rear first floor balcony and access staircase	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00572/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00572/HOU</a>				
13	21/01979/HOU <i>Westlands</i>	Cao	109 Middle Street (to rear of 111)	Single storey extension with Balcony to rear, and two storey extension to side.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01979/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=21/01979/HOU</a>				
14	22/01126/HOU <i>Summerlands</i>	L K Walters	1 Burroughes Avenue	Two storey side extension, single storey rear extension, boundary fence and parking.	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01126/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01126/HOU</a>				
15	22/01198/HOU <i>Yeovil College</i>	C Hearne	60 Kenmore Drive	Single storey extension to bungalow	
	<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01198/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01198/HOU</a>				

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
16	22/00941/HOU <i>Summerlands</i>	Chapman	71 Bell Chase	Single storey rear extension	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00941/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/00941/HOU</a>					
17	22/01184/HOU <i>Yeovil Lyde</i>	Dimond	17 Lyde Road	Dormer window, second floor alterations and formation of parking area	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01184/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01184/HOU</a>					

#### **11/009 ADJACENT PARISH CONSULTATIONS – FOR CONSIDERATION**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01025/FUL <i>West Coker</i>	PMK Consult Ltd	Seafire Park	Widening of existing footpath along Bunford Lane and realignment of fencing, and provision of additional section of footpath along part of Watercombe Lane	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01025/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01025/FUL</a>					

#### **11/010 TREE PRESERVATION ORDERS – FOR INFORMATION ONLY**

	APPLICATION NO. Parish Ward	Applicant	Site Address	Proposal	Notes
1	22/01202/TPO <i>Westlands</i>	O Ayles	85 Hendford Hill	Tree works including the felling of two trees	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01202/TPO">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=22/01202/TPO</a>					



## **11/012 PLANNING DECISIONS**

Application No	Address	Proposal	Decision
22/00403/FUL	13 Buckland Road	4 portakabin classrooms, portaloos, etc	Permitted
22/00442/HOU	24A Watercombe Lane	Extension	Permitted
22/00434/HOU	47 Mudford Road	Extension	Permitted
22/00507/HOU	4 Cedar Grove	Extension and rooflight	Permitted
22/00731/HOU	120 Mudford Road	Extension	Permitted
22/00688/R3D	Goldenstones Pool and Leisure Centre	Plantroom and fenced enclosure	Permitted
22/00633/HOU	32 Kenmore Drive	Extension and garage/workshop	Permitted
22/00973/HOU	38 Westfield Crescent	Extension and garage	Permitted
22/00699/HOU	240 Goldcroft	Replacement roofing	Permitted
22/00700/HOU	25 Rowan Way	Extensions	Permitted
22/00796/HOU	7 Summerlands	Extensions	Permitted

Note:

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation