



Notice of Planning Committee Meeting

MEMBERS OF THE PUBLIC AND THE PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS (Public Bodies (Admission to Meetings) Act 1960)

To all members of the Yeovil Without Parish Council Planning Committee,

You are hereby summoned to attend the following Hybrid Planning Committee meeting of Yeovil Without Parish Council held in person at Yeovil Town Football Club, Conference room on **Wednesday 19th January 2022 commencing at 6.40pm.**

Huish Park, Lufton Way, Yeovil, BA22 8YF.

If you would like the log in details to view the meeting online, please contact the Clerk 24 hours before the scheduled meeting via clerk@yeovilwithoutparishcouncil.gov.uk Members will need to attend in person to have full voting rights, any member joining online can speak on the agenda items but will not be able to vote on the matter.

Councillors will be discussing all the items listed overleaf on the Agenda.

Yours Sincerely,

Clerk to the Council - 12th January 2022

AGENDA

- 1. Public Question Time**
To allow representations from members of the public on items on the agenda.
- 2. Apologies for absence**
Committee to receive apologies for absence and consider the reasons given. (*LGA 1972 s85(1)*).
- 3. Declaration of interest**
Members to declare any interests, including Disclosable Pecuniary Interests, they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)
- 4. District Council Members**
It is formally noted that the participation of those Councillors who are also members of the South Somerset District Council in both the debate and the subsequent vote is on the basis that the views expressed are preliminary views taking account of the



information presently made available to the Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

5. Minutes

To agree the minutes of the planning committee meeting held on 23rd June 2021 (*LGA 1972 sch 12, para 41(1)*) and the informal planning committee meeting held on 21st July 2021.

6. Planning Applications

To agree consultee responses to planning applications received by South Somerset District Council (SSDC) – See [Simple Search \(southsomerset.gov.uk\)](http://Simple Search (southsomerset.gov.uk)). Applications:

Application Number	Details	Ward
21/03742/HOU	149 Combe Street Lane Yeovil BA21 3PQ - Proposed Two-storey and Single Storey Rear extension	Combe
21/03414/REM	Land West Of Vagg Lane Chilthorne Domer Yeovil Somerset - Reserved matters application for approval of appearance, landscaping, layout and scale following outline approval 17/02659/OUT. (Residential development of a maximum of 28 No. dwellings (incorporating access) and associated open space, footpath links, drainage infrastructure and highway works).	N/A
21/03695/HOU	106 Nelson Way Yeovil BA21 5DT - Proposed Balcony	Lyde
21/03663/FUL	83 Greenwood Road Yeovil BA21 3LF - A single storey rear extension to the laundromat	Summerlands

9. Planning Decisions & Appeals

To note the planning decisions made & appeals received by South Somerset District Council since the last meeting.



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MINUTES for the Planning Committee of YEOVIL WITHOUT PARISH COUNCIL held in person at Milford Hall, Yeovil on 23rd June 2021 at 6.45pm – 7.14pm

Present – Cllrs Vyvyenne Burt, Sharon Hackett, Jamie Lock, Michael Lock, Colin Rose & Rob Stickland

Also in attendance – Cllrs Pauline Lock & Graham Oakes

Chair – Cllr Royston Spinner

County Councillor & Members of the Public – None Present

Clerk – Dan Ledger

1/21. Election of Chair

The committee unanimously voted to **ELECT** Cllr Royston Spinner as Chair of the Planning Committee for the municipal year 2021/2022

(proposed Cllr Michael Lock; seconded Cllr Jamie Lock)

2/21. Election of Vice Chair

The committee unanimously voted to **ELECT** Cllr Jamie Lock as Vice Chair of the Planning Committee for the municipal year 2021/2022

(proposed Cllr Michael Lock; seconded Cllr Vyvyenne Burt)

3/21. Apologies For Absence

Apologies were received from:

Cllr Iris Coton – Personal

Cllr John Snell – Work

Cllr Charlotte Herbert - Personal

The Committee **RESOLVED** to accept these apologies

(proposed from the Chair)

Not present – Cllrs Margot Woodward

4/21. Declarations Of Interest

Cllr Michael Lock – Member of South Somerset District Council – **Personal**

5/21. Terms of Reference

The Committee **RESOLVED** to ask the Clerk to make the below amendments and to



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bring the terms of reference back to the next meeting. These amendments include:

- The additions of substitutes when ward members are not available
- The process and delegations required for when applications are received after the agenda

(proposed from the Chair)

6/21. District Council Members

It was formally noted that the participation of those Councillors who are also members of the South Somerset District Council in both the debate and the subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

7/21. 21/01131/HOU – Ashfield, Yeovil Marsh

The committee **RESOLVED** to support the application stating no objections.

(proposed Cllr Michael Lock; seconded Cllr Colin Rose)

8/21. 21/01531/HOU – 16 Brimsmore, Yeovil

The committee **RESOLVED** to support the application stating no objections.

(proposed Cllr Vyvyenne Burt; seconded Cllr Michael Lock)

9/21. Planning Decisions & Appeals

The Committee noted the planning decisions of South Somerset District Council from the previous month

Chair's Signature

Date



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MINUTES for the Informal Planning Committee Meeting of YEOVIL WITHOUT PARISH COUNCIL held online via Teams on 21st July 2021 at 6.45pm – 7.14pm

Present – Cllrs Iris Coton, Sharon Hackett & Rob Stickland

Chair – Cllr Rob Stickland

County Councillor & Members of the Public – None Present

Clerk – Dan Ledger

11/21. Election of Chair

The committee unanimously voted to **ELECT** Cllr Rob Stickland as Chair of the Planning Committee for in the absence of Cllr Royston Spinner

12/21. Apologies For Absence

Apologies were received from:

Cllr Jamie Lock – Personal

Cllr Royston Spinner – Work

Cllr Mike Lock – Personal

Cllr Colin Rose – Personal

Cllr Vyvyenne Burt – Burt

Cllr Alf Hill – Personal

The Committee **RECOMMENDED** to accept these apologies

(proposed from the Chair)

Not present – Cllrs Margot Woodward

13/21. Declarations Of Interest

Cllr Rob Stickland – Member of South Somerset District Council – **Personal**

14/21. Terms of Reference

The Committee **RECOMMENDED** deferral of this item until more members were available to discuss at the meeting

(proposed from the Chair)

15/21. District Council Members

It was formally noted that the participation of those Councillors who are also members of the South Somerset District Council in both the debate and the subsequent vote is



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on the basis that the views expressed are preliminary views taking account of the information presently made available to the Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

16/21. 21/01888/HOU – 22 Coniston Gardens Yeovil BA21 3DR

The committee **RECOMMENDED** to refuse the application stating the following issues:

- Issues with light and the 45 degree angle rule
- The development would make the shared drive access restricted.
- Overdevelopment of site

17/21. Planning Decisions & Appeals

The Committee noted the planning decisions of South Somerset District Council from the previous month

Chair's Signature

Date

Decisions since last meeting

Proposed erection of an extension to a farm building for additional feedstuffs storage and a farm office.

Land At Longcroft Farm Stone Lane Yeovil Somerset BA21 4NU

21/00154/FUL Received: Mon 08 Nov 2021 Status: Application Permitted with Conditions

Demolition of existing southern and western extensions and detached post 1948 greenhouse. Replacement of southern extension, Internal and external alterations, New detached garage/car port, alterations to front entrance gates.

Pear Tree Cottage Yeovil Marsh Road Yeovil Without Yeovil BA21 3QB

Ref. No: 21/02986/LBC | Received: Thu 30 Sep 2021 | Validated: Wed 20 Oct 2021 | Status: Application permitted with conditions

Demolition of existing southern and western extensions and detached post 1948 greenhouse. Replacement of southern extension, Internal and external alterations, New detached garage/car port, alterations to front entrance gates.

Pear Tree Cottage Yeovil Marsh Road Yeovil BA21 3QB

Ref. No: 21/02985/HOU | Received: Thu 30 Sep 2021 | Validated: Wed 20 Oct 2021 | Status: Application permitted with conditions

Non Material Amendment to approved application 17/04400/REM to shorten the road serving Plots OS12-OS21 by approximately 27 metres by changing two double garages to two singles, and by inserting a turning head between Plots OS12 and OS13 instead of the turning head beyond and westwards of Plot OS12.

Land To The North Of Thorne Lane Yeovil Somerset

Ref. No: 21/02693/NMA | Received: Wed 01 Sep 2021 | Validated: Wed 01 Sep 2021 | Status: Application Permitted

Erection of a single storey rear extension and modification of existing sun room
4 Constable Close Yeovil Somerset BA21 5XS

Ref. No: 21/02639/HOU | Received: Mon 23 Aug 2021 | Validated: Mon 23 Aug 2021 | Status: Application permitted with conditions

Proposed single storey rear extension (i) the projection of the rear extension beyond the rear wall is 6.00m (ii) the maximum height of the extension is 3.81m (iii) the height at the eaves of the extension is 3.00m

40 Coronation Avenue Yeovil Somerset BA21 3DY

Ref. No: 21/02356/PDE | Received: Tue 27 Jul 2021 | Validated: Tue 27 Jul 2021 | Status: Application Permitted

Removal of existing garage, erection of a two storey extension to side and a single extension to rear of dwelling with alterations to existing vehicular access/parking

22 Coniston Gardens Yeovil BA21 3DR

Ref. No: 21/01888/HOU | Received: Fri 11 Jun 2021 | Validated: Tue 13 Jul 2021 | Status: Application permitted with conditions

Conversion of loft space into habitable accommodation and the construction of hipped end into a gable end

8 Combe Street Lane Yeovil Somerset BA21 3PB

Ref. No: 21/01907/HOU | Received: Thu 27 May 2021 | Validated: Fri 18 Jun 2021 | Status: Application permitted with conditions

The carrying out of external alterations to windows and doors including the tiling of door entrance and aluminium cladding to existing brick fascia.

The Cake Box 76 Wessex Road Yeovil Somerset BA21 3LR

Ref. No: 21/01700/FUL | Received: Mon 24 May 2021 | Validated: Wed 14 Jul 2021 | Status:
Application permitted with conditions

The display of 1 No. non-illuminated fascia sign.

The Cake Box 76 Wessex Road Yeovil BA21 3LR

Ref. No: 21/01701/ADV | Received: Mon 24 May 2021 | Validated: Wed 14 Jul 2021 | Status:
Application permitted with conditions

Replacement/demolition of existing single garage with a 2-storey extension

127 Combe Street Lane Yeovil BA21 3PF

Ref. No: 21/00384/HOU | Received: Thu 04 Feb 2021 | Validated: Mon 15 Mar 2021 | Status:
Application permitted with conditions