



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 20th April 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 April 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 16th February 2022
(LGA 1972 sch 12, para 41(1))

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
22/00500/HOU	19 Combe Street Lane Yeovil Somerset BA21 3PD - Single storey extension to rear	Combe
22/00660/HOU	204 Mudford Road Yeovil Somerset BA21 4NP -Erection of single storey rear extension to dwelling.	Lyde
22/00695/OUT	Land Os 3400 Mudford Road Yeovil Somerset - Outline planning application with all matters reserved except for access, for the erection of up to 252 dwellings, public open space (including community orchard and village green), woodland planting, ecological buffers, sustainable drainage systems, a biodiverse wetland habitat and other ancillary works.	Mudford

7. Planning Decisions & Appeals

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



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Seaton
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EX12 2LQ

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www.yeovilwithoutparishcouncil.gov.uk

MINUTES for the Planning Committee Meeting of YEOVIL WITHOUT PARISH COUNCIL held at Yeovil Town Football Club on 16th February 2022 at 6.42pm – 7.16pm

Present – Cllrs Vyvyenne Burt, Iris Coton, Sharon Hackett, Colin Rose, Rob Stickland & Dan Ledger (Clerk)

Members of the Public – 14 members present

P11/22. Election of Chair

In the absence of both the Chair and Vice Chair of the Committee, Cllr Rob Stickland was unanimously **ELECTED** Chair for the meeting

P12/22. Public Question Time

All members indicated that they wished to speak on the application 21/03838/REM the chair said they could speak at the item.

P13/22. Apologies For Absence

Apologies were received from:
Cllr Jamie Lock
Cllr Royston Spinner
Cllr Mike Lock

The Committee **RECOMMENDED** to accept these apologies

(proposed from the Chair)

P14/22. Declarations Of Interest

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

Knew applicant of 22/00186/HOU - **Personal**

Cllr Iris Coton – Daughter lives on Brimsmore Estate – **Personal**

Knew applicant of 22/00186/HOU – **Personal**

Cllr Sharon Hackett - Knew applicant of 22/00186/HOU - **Personal**

Cllr Colin Rose – Knew applicant of 22/00186/HOU - **Personal**

P15/22. 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.



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P16/22. Minutes

The minutes of the planning committee meeting held on 19th January 2022 were **APPROVED** as a true record.

P17/22. 21/03838/REM – Land To The North Of Thorne Lane Yeovil Somerset - Reserved matters application for 54 dwellings, alongside land for playing pitches, a multi-use games area (MUGA), neighbourhood equipped area of play (NEAP), a sports pavilion and associated landscape and infrastructure works pursuant to outline planning permission 05/00753/OUT.

The Chair allowed the members of the public to put forward their concerns. There were multiple concerns raised:

David Kettle wished to ensure timely delivery of the development so the land was not sat on and banked

Margaret Brown had concerns regarding the roads, restrictions of highway access and parking

Kelvin Smith also had concerns regarding problem parking already on the estate and possible issues that could arise from the travelling community accessing the green space without authority to.

The committee **RESOLVED** to **support** the application subject to the Local Planning Authority taking into account the following:

- That the plan provides enough vehicular accesses to access and egress the area for the number of dwellings it is providing as well as for the green space/MUGA/Sport pitches. There is a perceived issue currently with the ability to easily access the estate by members of the public due to the number of cars parked outside properties and this could be exacerbated by this application. Emergency services may struggle to access.
- That the plans ensure that bollards and preventative vehicular access measures are installed to the perimeter of green space, MUGA and sport pitch areas to deter any unauthorised access
- The Parish Council wishes to state that it would like to explore the opportunity to have the sport pitches and pavilion devolved down to ourselves to manage and run.

P18/22. 22/00186/HOU - Hillview, Orchard Close Yeovil Without Yeovil - Construction of detached garage

The committee **RESOLVED** to **support** the application stated no objections

P19/22. Planning Decisions & Appeals

The Committee **NOTED** the planning decisions of South Somerset District Council since the last meeting.



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Chair's Signature

Date

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Results for Application Search

Proposed two-storey and single-storey rear extension

149 Combe Street Lane Yeovil BA21 3PQ

Ref. No: 21/03742/HOU | Received: Wed 15 Dec 2021 | Validated: Thu 13 Jan 2022 | Status:
Application permitted with conditions

A single storey rear extension to the laundromat

83 Greenwood Road Yeovil BA21 3LF

Ref. No: 21/03663/FUL | Received: Thu 09 Dec 2021 | Validated: Thu 09 Dec 2021 | Status:
Application permitted with conditions

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Results for Application Search

Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 8.00 (ii) the maximum height of the extension is 3.80m (iii) the height at the eaves of the extension is 2.40m.

166 Mudford Road Yeovil Somerset BA21 4NJ

Ref. No: 22/00413/PDE | Received: Fri 11 Feb 2022 | Validated: Fri 11 Feb 2022 | Status: Permission not required

The erection of a replacement porch.

66 Combe Street Lane Yeovil BA21 3PF

Ref. No: 22/00199/HOU | Received: Mon 24 Jan 2022 | Validated: Mon 21 Feb 2022 | Status: Application permitted with conditions

Construction of detached garage

Hillview Orchard Close Yeovil Without Yeovil BA21 3QN

Ref. No: 22/00186/HOU | Received: Fri 21 Jan 2022 | Validated: Fri 21 Jan 2022 | Status: Application permitted with conditions