



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 at the Yeovil Sport & Social Club, Johnson Park, Yeovil on **20th July 2022 at 6.40pm.**

Johnson Park, Coronation Avenue, Yeovil, BA21 3DY.

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 - 14th July 2022

AGENDA

- 1. Election of Chair**
To elect a Chair of the Planning Committee for the municipal year 2022/2023.
- 2. Election of Vice Chair**
To elect a Vice-Chair of the Planning Committee for the municipal year 2022/2023.
- 3. Public Question Time**
To allow representations from members of the public on items on the agenda.
- 4. Apologies for absence**
Committee to receive apologies for absence and consider the reasons given. (*LGA 1972 s85(1)*).
- 5. 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)

6. 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.

7. Minutes

To agree the minutes of the planning committee meeting held on 20th April 2022 (*LGA 1972 sch 12, para 41(1)*)

8. Planning Applications

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

Application Number	Details	Ward
22/01522/HOU	2 storey side extension and single storey front porch; alter the rear parking area to accommodate 1 additional off street parking with dropped kerb. 51 Fairmead Road Yeovil Without Yeovil Somerset	Lyde
22/01843/HOU	PROPOSED GARAGE 115 Combe Street Lane Yeovil Somerset BA21 3PF	Combe
22/01805/HOU	Rear Extension 40 Raleigh Road Yeovil Somerset BA21 5FG	Lyde
22/01502/HOU	Single Storey Rear Extension. 268 Mudford Road Yeovil Somerset BA21 4NS	Lyde
22/01695/HOU	This is essentially a predominantly rear single storey extension but there is a slight side elevation projection. The existing garage will be demolished to allow the proposed works. 5 Thorne Lane Brympton Yeovil Somerset	Summerlands
19/03242/OUT	Outline application for the	Brimsmore



Yeovil Without Parish Council
13 Marsh Road, Seaton, Devon. EX12 2LQ.

Phone: 01935 479975

E-mail: clerk@yeovilwithoutparishcouncil.gov.uk
www.yeovilwithoutparishcouncil.gov.uk

	erection of up to 185 dwellings with public open space, landscaping, sustainable drainage system, and vehicular access point. All matters reserved except for means of access. Land North Of Brimsmore Tintinhull Road Yeovil Somerset	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

9. Planning Decisions & Appeals

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

END OF AGENDA



13 Marsh Road
Seaton
Devon
EX12 2LQ

Phone: 01935 479975

E-mail: clerk@yeovilwithoutparishcouncil.gov.uk
www.yeovilwithoutparishcouncil.gov.uk

MINUTES for the Planning Committee Meeting of YEOVIL WITHOUT PARISH COUNCIL held at Yeovil Town Football Club on 20th April 2022 at 6.45pm – 7.01pm

Present – Cllrs Iris Coton, Mike Lock, Colin Rose, Rob Stickland. Dan Ledger (Clerk)

Members of the Public – Louisa Brown & Paul Brown

P20/22. 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

P21/22. Public Question Time

Louisa Brown spoke on application 22/00695/OUT stating the landscape character and impact as there is a drop off the ridge into Yeovil Sparklands would be affected. There were multiple difference between neighbouring developments and the harm set upon Glastonbury Tor had not been taken into consideration. The plans were in her opinion contrary to local plan policy EQ2 +3

P22/22. Apologies For Absence

Apologies were received from:
Cllr John Snell – Work commitment
Cllr Vyvyenne Burt – Personal

The Committee **RECOMMENDED** to accept these apologies

(proposed from the Chair)

Not present – Cllrs Royston Spinner & Jamie Lock

P23/22. Declarations Of Interest

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

P24/22. 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.

P25/22. Minutes



13 Marsh Road
Seaton
Devon
EX12 2LQ

Phone: 01935 479975

E-mail: clerk@yeovilwithoutparishcouncil.gov.uk
www.yeovilwithoutparishcouncil.gov.uk

The minutes of the planning committee meeting held on 16th February 2022 were **APPROVED** as a true record.

P26/22. 22/00695/OUT – Taking into account the statements made by the member of public and Committee

The committee **RESOLVED** to **object** to the application due to its landscape character impact as the site drops down the valley. The Committee took the view that the scale of development will cause significant harm as it carries on down the valley and onto the Yeovil Scarplands. This differs from both the Brimsmore and Primrose Lane Developments, Primrose lane drops down in a different direction will a lot less impact to landscape and Brimsmore carries on up the valley. Further to this, committee did not believe that the development should be acceptable as the proposed development is not found within SSDC's adopted local plan. Finally, it was felt the Local Planning Authority should assess the impact that the development will have on Glastonbury tor and whether this is in contrary to planning policy EQ2 & EQ3 of the adopted local plan

P27/22. 22/00500/HOU - The committee **RESOLVED** to **support** the application stated no objections

P28/22. 22/0660/HOU - The committee **RESOLVED** to **support** the application stated no objections

P29/22. Planning Decisions & Appeals

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

Chair's Signature

Date

Print Version

Close Window

Print

Results for Application Search

Non Material Amendment to approved application 21/00384/HOU to do away with the step down, but still keep the ridge 150mm lower to give the step down

127 Combe Street Lane Yeovil Somerset BA21 3PF

Ref. No: 22/01654/NMA | Received: Wed 01 Jun 2022 | Validated: Wed 01 Jun 2022 | Status: Application Permitted

Non Material Amendment to approved application 17/04400/REM to provide an enlarged school site wholly on the northern, flatter, squarer and more usable of these two fields. The proposed NMA slight northwards change in the position of the school site would result in the loss of 31 RM approved small plots to the north, offset by an increase in the size of the proposed Local Centre to the south.

Land To The North Of Thorne Lane Yeovil Somerset

Ref. No: 22/01559/NMA | Received: Mon 23 May 2022 | Validated: Mon 23 May 2022 | Status: Application Permitted

The erection of a single and two storey extension to dwelling, demolition of garage and erection of a garden room building.

49 Coronation Avenue Yeovil Somerset BA21 3DZ

Ref. No: 22/00889/HOU | Received: Thu 24 Mar 2022 | Validated: Wed 20 Apr 2022 | Status: Application permitted with conditions

Print Version

Close Window

Print

Results for Application Search

Non Material Amendment to approved application 20/01650/HOU to the front top half of the front elevation only, use of boarding instead of render.

3 Poplars Close Yeovil Somerset BA21 3QW

Ref. No: 22/01528/NMA | Received: Thu 19 May 2022 | Validated: Thu 19 May 2022 |
Status: Application Withdrawn

Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 6.50m (ii) the maximum height of the extension is 3.50m (iii) the height at the eaves of the extension is 3.00m

5 Thorne Lane Yeovil Somerset BA21 3LU

Ref. No: 22/01388/PDE | Received: Mon 09 May 2022 | Validated: Mon 09 May 2022 |
Status: Application Withdrawn

Single Storey Rear Extension

27 Combe Street Lane Yeovil Somerset BA21 3PD

Ref. No: 22/01098/HOU | Received: Fri 08 Apr 2022 | Validated: Fri 08 Apr 2022 | Status:
Application permitted with conditions

Non Material Amendment to approved application 21/00384/HOU to remove the window from the North elevation facing the road on first floor, move the door on ground floor from north elevation to its existing position on west elevation & non material change to window on first floor east elevation

127 Combe Street Lane Yeovil Somerset BA21 3PF

Ref. No: 22/01088/NMA | Received: Wed 06 Apr 2022 | Validated: Wed 06 Apr 2022 |
Status: Application Permitted

Erection of single storey rear extension to dwelling.

204 Mudford Road Yeovil Somerset BA21 4NP

Ref. No: 22/00660/HOU | Received: Tue 08 Mar 2022 | Validated: Mon 28 Mar 2022 | Status:
Application permitted with conditions

Single storey extension to rear

19 Combe Street Lane Yeovil Somerset BA21 3PD

Ref. No: 22/00500/HOU | Received: Fri 18 Feb 2022 | Validated: Wed 23 Mar 2022 | Status:
Application permitted with conditions