



Notice of Meeting of

PLANNING COMMITTEE - SOUTH

Tuesday, 22 April 2025 at 2.00 pm

**Council Chamber, Council Offices, Brympton
Way, Yeovil BA20 2HT**

To: The members of the Planning Committee - South

Chair: Councillor Jason Baker
Vice-chair: Councillor Peter Seib

Councillor Mike Best	Councillor Andy Kendall
Councillor Jenny Kenton	Councillor Tim Kerley
Councillor Kevin Messenger	Councillor Sue Osborne
Councillor Stephen Page	Councillor Oliver Patrick
Councillor Tom Power	Councillor Martin Wale
Councillor Mike Stanton	

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services – see contact details below.

Requests to speak at the meeting about a planning application must be made to the Democratic Services Team no later than **5pm on Tuesday, 15 April 2025** by email to democraticservicessouth@somerset.gov.uk. Further information on the public speaking arrangements at Planning Committee is provided in the Public Guidance Notes near the front of this agenda pack.

The meeting will be recorded and then uploaded to YouTube following the meeting.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

Issued by (the Proper Officer) on Thursday, 10 April 2025.

AGENDA

Planning Committee - South - 2.00 pm Tuesday, 22 April 2025

Public Guidance Notes for Planning Committees (Agenda Annexe) (Pages 5 - 8)

Councillor Reminder for Declaring Interests (Agenda Annexe) (Pages 9 - 10)

Click here to join the online meeting (Pages 11 - 12)

1 Apologies for Absence

To receive any apologies for absence and notification of substitutions.

2 Minutes from the Previous Meeting (Pages 13 - 20)

To approve the minutes from the previous meeting.

3 Declarations of Interest

To receive and note any declarations of interests in respect of any matters included on the agenda for consideration at this meeting.

(The other registrable interests of Councillors of Somerset Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [City, Town & Parish Twin Hatters - Somerset Councillors 2023](#))

4 Public Question Time

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three-minute time limit applies to each speaker.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, please see details under 'click here to join online meeting'.

Requests to speak at the meeting under Public Question Time must be made to democraticservicessouth@somerset.gov.uk by 5pm on the Wednesday prior to the meeting. For those wishing to speak on an application, requests must be made by 5pm on the Thursday prior to the meeting.

5 Planning Application 19/01871/REM - Land Os 1445 Part Torbay Road Castle Cary Somerset BA7 7DT (Pages 21 - 68)

To consider a reserved matters application pursuant to outline permission (15/02347/OUT, granted 21/06/2016) for the approval of appearance, landscaping, layout & scale comprising 162 houses with a road linking Torbay Road with Station Road and associated public open space, landscaping and engineering works.

6 Planning Application 17/03320/OUT - Land West Of Bunford Hollow, West Coker, Yeovil (Pages 69 - 116)

To consider an outline application for residential development of up to 100 dwellings, the formation of a new access onto Watercombe Lane, associated open space and landscaping.

7 Planning Application 23/02549/OUT - Land At Bunford Hollow, West Of Watercombe Lane & East Of Broadleaze Farm, West Coker. (Pages 117 - 162)

To consider an outline application with some matters reserved except access for the erection of up to 85 dwellings, associated public open space, landscaping, drainage and access.

8 Appeal Decisions (for information) (Pages 163 - 168)

To note the appeals report

Ordnance Survey mapping/map data included within this publication is provided by Somerset Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. Somerset Council - AC0000861332 – 2024.