

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 21 April 2008**

(7.00pm to 8.25pm)

### **Present:**

David Recardo - In the Chair  
Philip Chandler  
Clive Davis  
Julian Freke  
Pete Goodman  
John Grana  
Simon Hester

### **Also Present:**

Simon Fox - Planning Officer, SSDC  
Marianne Fettis - Planning Assistant, SSDC  
Sally Bing - Assistant Town Clerk

### 7/190 **MINUTES**

The Minutes of the previous meeting held on 7 April 2008, copies of which had been circulated, were amended as follows:-

Minute Reference: 7/184

Plans List - Application Number: 08/00861/FUL. 180 Sherborne Road, Yeovil,

The second of the two conditions:- 2. Provision of additional sound insulation to the party wall and ceilings to both kitchens in order to protect the neighbour's amenity be changed to:- *"2. Provision of additional sound insulation to the party wall and ceilings to the first floor kitchen in order to protect the neighbours' amenity"*.

Following this amendment, the Minutes were approved as a correct record and signed by the Chairman.

### 7/191 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey, Tony Lock, Tom Parsley and Wes Read.

### 7/192 **DECLARATIONS OF INTEREST**

Julian Freke and David Recardo referred to their membership of South Somerset District Council and indicated that whilst they might speak and possibly vote on applications which may be referred to that Council for

determination, they would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

7/193 **PLANS LIST**

1. Planning Application: 08/00831/LBC

Site Address:	Knapp Grange 221 Preston Road Yeovil
Ward:	Yeovil (South)
Proposal:	The carrying out of internal alterations and the installation of a flue (GR 353653/116131)
Recommending Case Officer:	Marianne Fettis
Target date:	5th May 2008
Applicant:	Michael Brown
Type:	Other LBC Alteration

**RECOMMENDED APPROVAL**

2. Planning Application: 08/01100/FUL

Site Address:	7A & 9A Everton Road Yeovil Somerset
Ward:	Yeovil (Central)
Proposal:	Proposed loft conversion and construction of dormer roof extension and alterations to stair access at the rear GR (355313/115698)
Recommending Case Officer:	Andrew Collins
Target date:	13th May 2008
Applicant:	Mr R Brooks
Type:	Other Householder - not a Change of Use

Williams Brooks, applicant, addressed the Committee and explained that the internal alterations would include turning the staircase around 90° to allow access to the new accommodation in the roof space.

**RECOMMENDED APPROVAL**

3. Planning Application: 08/01322/FUL

Site Address:	9 Newton Road Yeovil Somerset
Ward:	Yeovil (Central)
Proposal:	Demolition of dilapidated shop/workshop and the erection of a block of 6 one bed flats (GR: 356166/115986)
Recommending Case Officer:	Andrew Collins
Target date:	12th May 2008
Applicant:	Mr M Yeoman
Type:	Minor Dwellings 1-9 site less than 1ha

During the discussion the Committee raised concerns regarding the size of the proposed building as they felt the three storeys would dominate the area. Concern was also raised regarding the alley way which runs adjacent to the site of the proposed development and potential problems caused by the very close proximity of accommodation to this alley way.

The Committee also noted that whilst there was space for wheelie bins and a cycle store adjacent to the proposed building, external amenity space was limited and there was no room for clothes drying outside.

**RECOMMENDED REFUSAL** on the grounds that:-

- (1) the proposal would be overbearing due to bulk and scale of the building;
- (2) the design would be out of keeping with the area;
- (3) there would be insufficient provision of residential amenity space; and
- (4) the proposals would result in over-development of the site.

4. Planning Application: 08/01547/FUL

Site Address:	32 Sandhurst Road Yeovil Somerset
Ward:	Yeovil (South)
Proposal:	Alterations and extensions to dwelling to include the raising of roof and the formation of rooms in the roof space (GR 354609/114485)
Recommending Case Officer:	Andrew Collins
Target date:	27th May 2008
Applicant:	Mr N C Murrell
Type:	Other Householder - not a Change of Use

Mr N Murrell, Applicant, explained to the Committee that the planned alterations would improve accessibility to the building particularly for two disabled friends who visit him regularly. He explained that the raising of the roof ridge height by 5 foot would improve the roofline as it would marry up the roof hips. He added that the line of bungalows along the street had been subject to subtle changes over the years which were not reflected on the ordnance survey map. He also informed the Committee that many inclusions within the proposals would reduce CO2 emissions and reduce environmental impact whilst making the building more economic to run. Mr Murrell stated that he had monitored the impact the extension would have on the neighbouring property and explained that it would delay the light to a neighbours window by half an hour in the winter but would not cause any disruption in the summer due to the height of the sun. He finally added that the unused space between the conservatory and the garage would provide full covered disabled access.

The Committee discussed the size of the increase and the impact on the street scene and felt that due to the size of the plot and the variety of subtle alterations to other properties in the area, these proposals raised no significant concerns.

## RECOMMENDED APPROVAL

### 5. Planning Application: 08/01110/FUL

Site Address:	96 Huish Yeovil Somerset
Ward:	Yeovil (West)
Proposal:	Alterations to replace existing pitch roof on extension with a flat roof (GR 355173/116014)
Recommending Case Officer:	Greg Lester
Target date:	9th May 2008
Applicant:	Mrs Julie Ferguson
Type:	Other Householder - not a Change of Use

## RECOMMENDED APPROVAL

### 6. Planning Application: 08/01587/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward:	Yeovil (West)
Proposal:	The installation of an ATM and secure room (revised application) GR (355293/116759)
Recommending Case Officer:	
Target date:	28th May 2008
Applicant:	Lloyds TSB Bank Plc
Type:	Minor Other less than 1,000 sq.m or 1ha

A similar application was considered at the Planning and Licensing Meeting on 28 January 2008. Concern was raised then that the ATM would not be accessible by wheelchair users and the Planning Assistant that at that time explained that the keyboard height would be 0.85m but recessed into the building. Clive Davis had raised concerns that wheelchair users would not be able to position themselves close enough to the building to reach the ATM.

The Committee reiterated the above concerns raised at the meeting on 28 January and requested that South Somerset Disability Forum be consulted on the proposals within this application.

**RECOMMENDED APPROVAL** subject to the ATM being fully accessible by wheelchair users in accordance with the Disability Discrimination Act and consultation with South Somerset Disability Forum.

## 7/194 REPORT TABLE

The Planning Officer updated the Committee on two items within the Report Table;

Application Number: 08/01441/FUL. 41 St George's Avenue, Yeovil, BA21 4QY. The erection of a single storey extension to form an attached garage and porch. The Planning Officer explained that a letter had been received from a neighbour expressing concern that the application would interfere with light to a hallway window and also concern regarding the proximity of the

property to the boundary. The Planning Assistant confirmed that the proposed development would be north of the property owned by the objector and that the window in question was a first floor landing window.

Application Number: 08/01456/FUL. 5 Elmhurst Avenue, Yeovil, BA21 4PP. Formation of a new access and hardstanding. The Planning Officer informed the Committee that a response had been received from Highways stating that the dropped kerbs within the proposals should not be obstructed and that the parking area should be used only for the parking of vehicles.

**RECOMMENDED APPROVAL** to the applications set out in the Report Table.

7/195 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

7/196 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of Application Decision Reference: 07/01924/OUT. Location: Land rear of 76 West Coker Road, Yeovil, BA20 2JG. Proposal: Erection of one bungalow and garage.

**RESOLVED**

that the item of correspondence be noted.

7/197 **SOMERSET COUNTY COUNCIL CONSULTATION**

Town and Country Planning Act 1990  
Extension to existing 3-bay temporary classroom at Birchfield Community Primary School, Birchfield Road, Yeovil, BA21 5RL. Application Number: 08/014096/R3C.

The Committee considered the County Council application and raised no objections to the extension of the existing 3-bay temporary classroom., however requested that the Assistant Town Clerk enquire of the County Council how long it was proposed that the temporary classroom be in place.

**RESOLVED**

- (1) that the matters be noted;
- (2) that no objections be raised to the extension to the existing 3-bay temporary classroom at Birchfield Community Primary School; and
- (3) that the Assistant Town Clerk write to the County Council to ask how long it was proposed for the temporary classroom to be in place.

7/198 **LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY ISSUES AND OPTIONS CONSULTATION**

The Committee acknowledged receipt of the Core Strategy Issues and Options Consultation document annotated with the responses agreed by the Working Group. Discussion took place regarding issues raised in Chapter 10 of the Core Strategy Issues and Options Consultation including the availability of land for gypsy and travellers sites, the problems caused by work vans parked in residential areas at night and issues regarding density.

**RESOLVED**

- (1) that the matters be noted;
- (2) that the Assistant Town Clerk be asked to respond to Chapter 10 of the Core Strategy Issues and Options document on behalf of the Town Council including responses brought forward from the whole of the document; and
- (3) that the following points be included within the response to the District Council:
  - (a) that the Core Strategy should include a policy for density of no more than 30 dwellings per hectare.
  - (b) that a strategy should be in place to discourage people from taking work vans home at night as they obstruct the highway and also light to residential properties; and
  - (c) that small sites for gypsies and travellers should be provided on the periphery of residential settlements.

Chairman

SB/JW  
23/04/08