

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 26 April 2010**

(7.00pm to 8.35pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Andrew Kendall
Wes Read
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Alex Skidmore – Planning Assistant – SSDC
J Vincent Chainey (Central Ward)
Dave Greene (South Ward)

7/532 **MINUTES**

The Minutes of the previous meeting held on 12 April 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/533 **APOLOGIES FOR ABSENCE**

Everyone was present.

7/534 **DECLARATIONS OF INTEREST**

Julian Freke, Andrew Kendall 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 might 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.

John Grana declared a personal interest in Planning Application 10/01243/OUT as he was a friend of the applicant and abstained from voting when it was discussed at the Meeting.

1. Planning Application: 10/00470/FUL

Site Address:	Building Plot Rear Of 99 West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	Demolition of existing rear garage and erection of 1 no. detached bungalow and garage (Revised scheme) GR (354151/114524)
Recommending Case Officer:	Simon Fox
Target date :	14th May 2010
Applicant :	Mr D Dawkins
Type :	Minor Dwellings 1-9 site less than 1ha

Members commented that the proposed site was on a slope and it would be prominent on the skyline. They observed that planning permission had already been granted and could see no reason why the plans required further modification.

RECOMMENDED REFUSAL

On the grounds of over-development and being out of character and keeping with the surrounding area.

2. Planning Application: 10/01091/FUL

Site Address:	52 Grass Royal Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single-storey rear extension to dwellinghouse. (GR 356400/116659)
Recommending Case Officer:	Alex Skidmore
Target date :	18th May 2010
Applicant :	Mr & Mrs Kerrigan
Type :	Other Householder - not a Change of Use

The neighbouring householder, Mr. Robert Thompson, said that the proposed extension would encroach on his property and would restrict his light and outlook, as well as exacerbating wind and rain erosion.

Cllr. Recardo empathised with Mr. Thompson but advised that the extension could be permitted or refused regardless of the proximity to the boundary. Cllr. Recardo advised Mr. Thompson to pursue his case in the civil courts, if he was concerned about land ownership.

RECOMMENDED APPROVAL

Subject to conditions.

3. Planning Application: 10/0195/FUL

Site Address:	Land Adjoining Old Cinema Bed Centre Court Ash Yeovil
Ward :	Yeovil (Central)
Proposal :	Demolition of existing two storey private car park and erection of 14 unit apartment block, associated car park, cycle and bin store. (GR 355716/116181)
Recommending Case Officer:	Andy Cato
Target date :	11th June 2010
Applicant :	Mr J Mills
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Assistant advised that the Open Spaces Officer was asking the developer to contribute £237 per bedroom for the upkeep of St. John's Churchyard. There were no objections from County Highways.

Members felt that the very modern design of the building did not fit in with neighbouring styles and Cllr. Recardo observed that this submission "smacked of cattle-market development by the back door". John Grana observed that there was no social housing allocation included in the proposal and Members could not understand why, due to the size of the proposed development, the scheme had no mention of renewable energy within any of the documents supporting the planning application.

RECOMMENDED REFUSAL

On the grounds of over-development, being overbearing and out of keeping with the area. Members, who were unanimous in their refusal of this application, also expressed a view that there was insufficient parking and a lack of consideration for the use of renewables.

4. Planning Application: 10/01180/FUL

Site Address:	Garage Adjoining 93 Beer Street Yeovil
Ward :	Yeovil (South)
Proposal :	Demolition of existing garage and the erection of a single dwelling. (GR 354957/115844)
Recommending Case Officer:	Helen Ferdinand
Target date :	12th May 2010
Applicant :	Mr Stephen Turley
Type :	Minor Dwellings 1-9 site less than 1ha

Members listened to objections from three neighbours (Elizabeth Williams, Peter Smith and Leonard Llewellyn-Sheppard). Whilst it was noted that there were two extant approvals for an almost identical building on this site, Members wished it to be recognised that their concerns raised under these previous applications still stood.

Members noted that maintenance access would have to be granted as any future maintenance would require the applicant to cross the neighbouring

property. The Planning Assistant advised that this would normally be dealt with by Building Control.

The objectors and several Members observed that the area was well known by locals to be at risk from flooding.

The Planning Assistant advised that she intended to approach the Environment Agency to ask how they determine their flood zones and how often this is reviewed and how this would link in with insurance company property flood information, so as to be able to inform future Town Council Planning Meetings.

RECOMMENDED REFUSAL

On the grounds of over-development, lack of parking, detrimental impact upon residential amenity and flooding.

5. Planning Application: 10/01243/OUT

Site Address:	110 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Application to replace extant planning permission 07/00232/OUT for the erection of a dwelling with double garage and replacement single garage for existing property (GR: 355525/117378)
Recommending Case Officer:	Simon Fox
Target date :	20th May 2010
Applicant :	Mr Colin Rose
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

7/536 REPORT TABLE

10/01113/ADV: 2 no. non-illuminated adverts, 2 internally illuminated fascia signs and 1 internally illuminated pylon sign.

The Planning Officer clarified that the application was being made by Kia Motors.

RECOMMENDED APPROVAL

7/537 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

7/538 CORRESPONDENCE

The Assistant Town Clerk advised Members that at the 7 June Meeting, Andy Cato would be doing a short presentation for Members on the Town and Country Planning Order 2008, with specific emphasis on the recent changes

to the permitted development rights regarding the paving of front garden areas for hardstanding.

Members were advised that Huish Primary School had been granted Conditional Planning Permission for the erection of a patent glazed canopy to provide a covered play area on land at Carisbrooke Gardens, Yeovil (Application No. 10/00866/R3C).

Chairman

SH
28/4/10