

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 27 April 2009**

(7.00pm to 8.20pm)

### **Present:**

Philip Chandler - Chairman  
Clive Davis  
Julian Freke  
Pete Goodman  
John Grana  
Simon Hester  
Wes Read  
David Recardo

### **Also Present:**

Adrian Noon - Major Applications Coordinator, SSDC  
Sally Bing - Assistant Town Clerk

### 7/361 **MINUTES**

The Minutes of the previous meeting held on 14 April 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/362 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Tom Parsley.

### 7/363 **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.

All Town Council Members present declared a personal interest in Planning Application number 09/01050/R3D, Erection of 2 play towers Yew Tree Park play area Lysander Road, Yeovil due to the Town Council's involvement in the funding of the redevelopment of Yew Tree Park play area.

Simon Hester declared a personal and prejudicial interest in respect of Planning Application number 08/05144/FUL, The demolition of 51 PRC units (31houses and 20 flats) and the erection of 118 houses at land at St Georges Avenue, Yeovil, due to the proximity of his home to the application site.

Julian Freke declared a personal and prejudicial interest in respect of Planning Application number 09/01309/FUL, The erection of a single storey rear extension at 50 Marsh Lane, Yeovil, Somerset, due to his acquaintance (work colleague) with an immediate neighbour.

**1. Planning Application: 08/05144/FUL**

Site Address:	Land At St Georges Avenue Yeovil
Ward:	Yeovil (Central)
Proposal:	The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 118 houses (GR: 355764/117108)
Recommending Case Officer:	Adrian Noon
Target date:	14th May 2009
Applicant :	South Somerset Homes
Type :	Major Dwlg 10 or more or site 0.5ha+

*(Simon Hester having declared a personal and prejudicial interest in respect of this application left the room during its consideration and took no part in the discussion of voting thereon).*

Adrian Noon informed the Committee that comments had been received from the Open Spaces Officer which stated that the level of on site provision was acceptable. He added that drainage assessments had also been received via the Environment Agency, however comments were still awaited from Highways.

Sally Hewins, agent, addressed the Committee explaining the key issues for consideration as outlined on page 10 of the Agenda:

- the level of development would be 45.4 units per hectare
- with regard to the layout and visual impact of the developments she felt that the proposals would be a vast improvement on the existing site
- there would be adequate public open space within the site and the development would provide a high standard of accommodation
- with regard to impact on the amenities of existing residents she informed the Committee that she felt that this would be minimal
- with regard to the level of amenity provided for future occupiers she explained that smaller gardens would be inevitable due to the difference in the number of homes to be built on the site, however the provision was deemed to be adequate
- with regard to Highways issues she stated that the level of parking would be at 1.5 spaces per unit in accordance with Highways requirements

Nick Hester, objector, explained that he had concerns about the rainwater storm tanks and the carbon footprint this development would generate. He also had concerns regarding residents living in close proximity to each other and a specific concern about a proposed lamppost in his front garden.

Adrian Noon explained that the storm tanks were designed to cope with the anticipated rainfall over the next 100 years plus 30% additional capacity and would normally be adopted by Wessex Water. With regard to the lamppost he would arrange to address the matter with the objector following the meeting.

During the ensuing discussion a number of concerns were raised regarding the proposals:

- impact on amenity for existing residents.

- highways impact on existing residents due to the increased numbers of vehicles requiring access to the new homes
- potential parking problems as the number of parking spaces seemed to include 10 existing on street parking spaces
- the intensity of homes and therefore people within the development site
- small gardens and a reduction in open spaces
- noise penetration through terraced houses and flats
- viability of solar panels to provide electricity.

Sally Hewins, agent responded to the noise comments by explaining that the properties would be built to standards well above Building Regulations to comply with the code for sustainable homes.

The Committee felt that the high density of properties would encourage anti social behaviour and the proposals would result in over development of the site.

## **RECOMMENDED REFUSAL**

On the grounds of over development and lack of amenity/open space.

### **2. Planning Application: 09/00457/FUL**

Site Address:	Old Barn Club Old Barn Way Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of an open sided pergola (GR 354273/115027)
Recommending Case Officer:	Helen Ferdinand
Target date :	7th May 2009
Applicant :	Mr T Lacey
Type :	Minor Other less than 1,000 sq.m or 1ha

Adrian Noon explained that the pergola would not extend beyond the building line.

## **RECOMMENDED APPROVAL**

### **3. Planning Application: 09/00904/FUL**

Site Address:	59 Grass Royal Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a replacement garden shed to be used as a dog grooming parlour (GR 356392/116695)
Recommending Case Officer:	
Target date :	14th May 2009
Applicant :	Mrs T Rees
Type :	Minor Other less than 1,000 sq.m or 1ha

Adrian Noon explained that no objections had been received from Highways on condition that off street parking spaces were provided.

**RECOMMENDED APPROVAL** subject to provision of two off street parking spaces as suggested by Somerset Highways.

**4. Planning Application: 09/00971/COU**

Site Address:	218 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Proposed change of use of property from Hostel to Guest House (GR 356697/116348)
Recommending Case Officer:	Helen Ferdinand
Target date :	12th May 2009
Applicant :	Mr John Howchin
Type :	Other Change Of Use

Adrian Noon explained that the Guest House would have four bedrooms, not five as detailed in the application.

John Howchin, applicant, explained that he was available to answer any questions regarding the application and in answer to a query explained that he would be able to rearrange the parking spaces at the rear of the property to allow the guests to the Guest House the opportunity to park and move their cars independently of other guests.

Adrian Noon explained that Highways had raised no objections subject to a condition that the parking layout be rearranged to a satisfactory format.

**RECOMMENDED APPROVAL** subject to revised parking layout in line with Highways Officers comments.

**5. Planning Application: 09/01050/R3D**

Site Address:	Yew Tree Park Play Area Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of two play towers (GR 353889/114971)
Recommending Case Officer:	
Target date :	15th May 2009
Applicant :	Mr S Barnes
Type :	Non PS1 and PS2 return applications

**RECOMMENDED APPROVAL**

**6. Planning Application: 09/01156/FUL**

Site Address:	3 Three Corner Mead Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey side extension to dwelling house GR: 353288/116380)
Recommending Case Officer:	
Target date :	12th May 2009
Applicant :	Mr T G Pullin
Type :	Other Householder - not a Change of Use

Adrian Noon updated the Committee by explaining that the Health and Safety Executive had responded stating no objection (they were consulted as the application site was within consulting distance of a major hazard site).

Some concern was raised regarding the potential for a terracing effect as the side extension would be built adjacent to the curtilage of the property, however was noted that this had already occurred in close vicinity to the application site.

## **RECOMMENDED APPROVAL**

### **7. Planning Application: 09/01182/FUL**

Site Address:	12 Dorchester Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of garage, shed and garden store, alterations to dwelling house to form rooms in the roof space, the erection of two single storey extensions and a garden room ( GR 354976/114811)
Recommending Case Officer:	Helen Ferdinand
Target date :	14th May 2009
Applicant :	Mr And Mrs T Browning
Type :	Other Householder - not a Change of Use

It was noted that a neighbour had written to request that the fence between their property and the Planning Application site be reinstated once the existing structures have been removed and the new garage built. The Committee felt that this was a reasonable request and asked that it be noted by the Case Officer and agreed by the applicant.

## **RECOMMENDED APPROVAL**

### **8. Planning Application: 09/01274/FUL**

Site Address:	Tesco Store Huish Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations to include glazed curtain walling, wind lobby and new doors, and changes to trolley bays (GR: 355322/116058)
Recommending Case Officer:	Andrew Collins
Target date :	21st May 2009
Applicant :	Tesco Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

## **RECOMMENDED APPROVAL**

*(John Grana requested that his abstention from the voting on the above application be recorded)*

## **9. Planning Application: 09/01309/FUL**

Site Address:	50 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a single storey rear extension (GR 355009/117287)
Recommending Case Officer:	Jane Green
Target date :	22nd May 2009
Applicant :	Mr & Mrs Paul Rood
Type :	Other Householder - not a Change of Use

*(Julian Freke having declared a personal and prejudicial interest in respect of this application left the room during its consideration and took no part in the discussion or voting there on).*

### **RECOMMENDED APPROVAL**

#### **7/367 PLANNING DECISIONS**

##### **RESOLVED**

that the Planning Decisions be noted.

#### **7/368 CORRESPONDENCE**

- a) Response from Dorset County Council regarding the tipping of soils to allow a re-shaping of the area adjacent to 17th green to remove banking at Yeovil Golf Club, Sherborne Road, Yeovil.**

The Committee considered the letter from Dorset County Council (Agenda item 6a refers).

##### **RESOLVED**

- 1) that the matters be noted;
- 2) that Dorset County Council be thanked for their prompt response; and
- 3) that no objections be raised to the application.

- b) Letter from South Somerset District Council: Responses to the issues and options Core Strategy Consultation.**

The Committee considered the letter from South Somerset District Council (Agenda item 6b refers) and noted that an individual response to the Town Council's comments and a copy of the report had already been requested.

**RESOLVED**

that the matter be noted.

Chairman

SB/AB  
06/05/09