

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 7 April 2008**

(7.00pm to 8.40pm)

Present:

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

Also Present:

Helen Ferdinand - Planning Officer, SSDC
Sally Bing - Assistant Town Clerk

7/181 **MINUTES**

The Minutes of the previous meeting held on 26 March 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/182 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, Tony Lock and Wes Read.

7/183 **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 Members present declared a personal interest in Application Number: 08/00005/FUL. Land rear of 163 Larkhill Road, Yeovil because the Town Council owned allotment land adjacent to the site.

7/184 **PLANS LIST**

1. **Planning Application: 08/00005/FUL**

Site Address:	Land Rear Of 163 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of garages and 1 No. dwelling and the erection of 13 No. dwellings and alterations to access (GR353976/116934)
Recommending Case Officer:	Jean Marshall
Target date :	20th March 2008
Applicant :	South Somerset Homes Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer informed the Committee that further amended plans had been received from the applicant which detailed minor changes that were not significant enough to alter the case officer's report.

Tracey Coldicott, objector, explained to the Committee that she was concerned about traffic congestion and the dangerous junction onto Larkhill Road. She stated that the junction would be close to two major schools and traffic and parking had increased in recent years anyway. She also added that the development would have a detrimental effect on the privacy, enjoyment and value of her property as it backed onto the development site.

David Recardo explained that value of property was not a planning consideration.

Miss Coldicott added that she had written to South Somerset Homes in 2006 to ask about the future of the site in question and they had confirmed that there were no plans to develop. However, she understood that South Somerset Homes had already purchased 163 Larkhill Road at that time.

The Planning Officer explained that the 49 garages which were on site would have generated a significant amount of traffic and suggested that the proposed development of 13 dwellings would result in less vehicular movement onto and off site. She also explained that the layout of the proposed development had been designed to be as sympathetic as possible to neighbouring properties.

With regard to the letter from South Somerset Homes, the Planning Officer stated that the objector needed to take this up directly with South Somerset Homes.

During the ensuing discussion, it was noted that the highways comments stated *"Concern expressed at various details in the internal estate road layout which will require amendment. Also, concern was expressed at inadequate visibility splays provided at the access point to Larkhill Road and the impact of the proposed development on existing parking provision and where displacement can be accommodated. In the absence of amended details, recommended refusal on the basis of substandard visibility and lack of information"*.

RECOMMENDED REFUSAL on the grounds of substandard visibility splays and lack of information as set out in the County Highways comments.

2. Planning Application: 08/00861/FUL

Site Address:	180 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and conversion of dwelling to 2 no flats (GR 356593/116336)
Recommending Case Officer:	Andrew Collins
Target date :	16th April 2008
Applicant :	H Sabeh
Type :	Minor Dwellings 1-9 site less than 1ha

Ashley Richards, objector, stated that he was speaking on behalf of residents along Sherborne Road and was a community representative. He explained to the Committee that in his view there was no precedence set for this type of development as all properties along Sherborne Road were individual. He was concerned that the conversion to two flats was virtually complete and stated that the development was not sustainable and would undermine normal daily living. He explained to the Committee that the development was in a conservation area, that damage to the road, fencing and boundary had already taken place and that car parking and highway issues would have a negative impact on the neighbourhood. He added that no regard had been given to the residents who contribute to the upkeep of the access road to the rear of the properties along Sherborne Road and that this was just one of the problems that would be experienced by introducing a transient population to the area.

He was also concerned that in the first floor flat, a kitchen would be located immediately next to his main bedroom which would cause noise disturbance to him and his family. He further added that with regard to highways, the lack of parking provision would have a negative impact on other residents in the area.

Mr Michael Taylor, objector, explained he was speaking on behalf of residents of Beaumont House Residents Committee. He explained that he did not object in principle to the development as three houses of multiple occupancy, a half way house and social housing already existed along Sherborne Road, however he raised concerns that the application form suggested parking provision to the front of the property which faced onto Sherborne Road. He explained that due to street furniture and the neighbouring property's garden, it would not be possible to provide visibility splays onto this area and added that the front garden was 8 foot above the road level so excavation would undermine the applicants and neighbouring properties.

Mr Taylor therefore requested that a parking pad be provided at the rear of 180 Sherborne Road with provision of 4 parking spaces as, whilst he recognised that government guidelines recommended 1.5 spaces per unit, he was aware that all occupants under retirement age within the vicinity owned two vehicles per unit.

Mr H Sabeh, applicant, explained that he had never proposed parking provision to the front of the property but would provide it behind the property if possible. He explained in answer to Mr Richards' concerns that the kitchen would be on the opposite side of the property and not adjacent to Mr Richards' home. He also added that noise pollution from the property would be tested.

The Planning Officer explained that the material planning considerations raised by the speakers would include vehicle access and turning, proposed parking for the residents of the properties and highlighted the comments of the environmental protection unit regarding the recommendation for additional sound insulation.

She added that the access to the rear of 180 Sherborne Road was not all public highway and access over private land would be a legal matter, not a material planning consideration.

With regard to the question about the location of the kitchen in the first floor unit, the Planning Officer confirmed that the kitchen diner would be adjacent to the master bedroom of the adjacent property.

Concern was raised regarding noise pollution caused by the close proximity of the kitchen diner to a master bedroom in the adjacent property and the Committee recognised that parking provision would be necessary to not only comply with government guidelines but also help to alleviate parking problems in the area.

RECOMMENDED APPROVAL with two conditions:-

1. Provision of 1.5 parking spaces per unit; and
2. Provision of additional sound insulation to the party wall and ceilings to both kitchens in order to protect the neighbour's amenity.

3. Planning Application: 08/01088/FUL

Site Address:	50 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwelling (GR: 355343/117434)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	30th April 2008
Applicant :	Mr & Mrs N Raison
Type :	Other Householder - not a Change of Use

At this point David Recardo realised he worked at the same company as the applicant and therefore declared a personal interest in the application.

Mr Nigel Raison, applicant, explained to the Committee that the reason for the extension was to provide an additional third bedroom. He explained that other properties along Chilton Grove had been given permission for similar two storey extensions.

Concern was raised by Members that the extension would create a terracing effect along Chilton Grove and requested clarification of the distance between the proposed extension and the applicant's boundary line. It was explained that the distance between the extension and the boundary line was small but the adjacent property had a single storey L-shaped extension so a terracing effect would not exist.

RECOMMENDED APPROVAL

4. Planning Application: 08/01189/FUL

Site Address:	Land Adjoining The Yew Tree Inn Forest Hill
Ward :	Yeovil (South)
Proposal :	Erection of a two and a half storey block of 12 No. apartments. GR (354333/115031)
Recommending Case Officer:	Andy Cato
Target date :	11th June 2008
Applicant :	Inntown Properties Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

Concern was raised that information from highways had not yet been provided. A query was also raised regarding outline planning permission granted in September 2006 and how the permission would effect the proposals under consideration as it was not possible to determine from the information in the report whether the outline application was for the same parcel of land as the application under consideration. It was requested that the application be deferred to the next meeting of the Planning and Licensing Committee.

RECOMMENDED that the application be deferred to the next meeting of the Planning and Licensing Committee with a request for the provision of further information about application 06/02317/OUT and highways' comments.

5. Planning Application: 08/01258/FUL

Site Address:	46 Grass Royal Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a two storey rear extension (GR 356374/116636)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	8th May 2008
Applicant :	Robert Austin
Type :	Other Householder - not a Change of Use

Robert Austin, applicant, explained to the Committee that he felt the proposals would not have an adverse effect on neighbouring properties and would improve his quality of life.

RECOMMENDED APPROVAL

6. Planning Application: 08/01327/FUL

Site Address:	Land At Queensway Place Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The construction of 3 car parking spaces on existing scrub land (GR: 355394/115936)
Recommending Case Officer:	Andrew Collins
Target date :	14th May 2008
Applicant :	Bellway Homes Ltd (Wessex)
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED REFUSAL on the grounds of highway safety.

7. Planning Application: 08/01310/FUL

Site Address:	17 Forest Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a new dwelling with integral garage and the erection of a detached garage with access. GR (354402/114927)
Recommending Case Officer:	Andy Cato
Target date :	9th May 2008
Applicant :	Mr And Mrs Newby
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that the end part of the case officer's report had been omitted and distributed a copy to Members as follows:

'In this connection it is considered that particular regard should be had to:

- 1. The restricted character and size of the site available for the proposed dwelling;*
- 2. The appropriateness of a split level design in this part of the street;*
- 3. The siting of the dwelling close to the highway and forward to the building line established by the existing bungalows to the north; and*
- 4. The relationship of the proposal with the existing bungalow (number 17) and the two storey houses, which stand at a much higher level to the rear of the site.*

RECOMMENDATION

The observations of the Yeovil Town Council are invited."

The Committee discussed the proposals and felt that the dwelling was of poor design and would be overbearing.

RECOMMENDED REFUSAL on the grounds of:-

- (1) the restricted character and size of the site;

- (2) the split level design would be inappropriate in this part of the street;
- (3) the proposed dwelling would be sited too close to the highway and forward of the building line; and
- (4) the poor relationship of the proposed dwelling with the existing bungalow and nearby two storey houses which stand at a much higher level to the rear of the site.

7/185 **REPORT TABLE**

The Planning Officer explained to the Committee that clarification of public safety for the projecting signs at Starbucks was awaited.

RECOMMENDED APPROVAL to the applications set out in the Report Table subject to clarification of public safety with regard to application numbers 08/00773/ADV and 08/00843/LBC, Starbucks, Vicarage Walk, Yeovil.

7/186 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/187 **CORRESPONDENCE**

There were no items of correspondence.

7/188 **SOMERSET COUNTY COUNCIL CONSULTATION**

The Committee considered the application to vary condition 11 of the permission for application number 07/05495/R3C dated 20th February 2008 for new 14 classroom school to allow site works, vehicle movement, demolition or construction activity to commence at 7am and to allow working on Saturdays at Parcroft Junior School, Summerleaze Park, Yeovil.

The Committee agreed that a 7am start would be acceptable on weekdays and to allow working on Saturdays between 9am and 4pm only.

RESOLVED

- (1) that the matters be noted; and
- (2) that comments be forwarded to Somerset County Council supporting the application to allow site works vehicle movements, demolition or construction activity to commence at 7am on weekdays and between 9am and 4pm on Saturdays.

7/189 **LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES AND OPTIONS CONSULTATION**

The Committee considered the Core Strategy Issues and Options Document (Agenda item 9 refers) and felt that an in-depth discussion on the document was required by a working group.

RESOLVED

- (1) that the matter be noted; and
- (2) that David Recardo, Phil Chandler, John Grana and Simon Hester, along with any other Planning and Licensing Committee Member who wished to attend, meet on Monday 14 April at 6.30pm in the Council Chamber.

Each Member attending would focus on a particular area of the consultation document as follows:-

David Recardo	Economy and Prosperity
Phil Chandler	Environmental Quality
John Grana and Simon Hester	Housing and Health and Well Being

and it was suggested that if Clive Davis could attend, he could focus on Transport and Accessibility.

- (3) that the Working Group agree a response on the consultation document on behalf of the Town Council to be forwarded to the District Council, and a copy of the response be forwarded to all Members of the Planning and Licensing Committee.

Chairman

SB/JW
07/04/08