

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 11 August 2008**

(7.00pm to 9.15pm)

### **Present:**

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

### **Also Present:**

Tony Fife – Yeovil East Ward  
Tony Lock – Yeovil East Ward  
Alan Tawse - Town Clerk  
Jean Marshall – Development Control Team Leader  
Dave Norris – Major Applications Co-ordinator

### 7/261 **MINUTES**

The Minutes of the previous meeting held on 28 July 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/262 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Tom Parsley and Wes Read.

### 7/263 **DECLARATIONS OF INTEREST**

Tony Fife, Julian Freke, Tony Lock and David Recardo referred to their membership of South Somerset District Council and indicated that, whilst they might speak and (in the case of Committee members) 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.

Clive Davis declared a personal interest in application 07/03898/FUL (Redevelopment of the existing Vincents Garage site and Quedam Centre car park to provide an extension to Quedam Centre) by virtue of his role as an access adviser to the Quedam Shopping Centre and to Yeovil Shopmobility.

John Grana and Simon Hester each declared a personal and prejudicial interest in application 08/03036/FUL (Extension of existing balcony at 2 Clarence Street, Yeovil) given their friendship with the applicant.

Julian Freke and John Grana each declared a personal and prejudicial interest in planning application 08/02567/FUL (Erection of a boundary fence with dwarf wall – Legion Flats, Legion Road, Yeovil) by virtue of their friendship with the applicant.

7/264 **PLANS LIST**

**1. Planning Application: 07/03898/FUL**

Site Address:	The Quedam Centre Vicarage Walk Yeovil
Ward :	Yeovil (Central)
Proposal :	Redevelopment of the existing Vincents Garage site and Quedam Centre car park to provide an extension to Quedam Centre comprising two levels of basement car parking and servicing, three levels of retail floorspace above, (Use Classes A1, A2, A3, A4, A5) and public toilets. ( GR 355851/116020)
Recommending Case Officer:	Dave Norris
Target date :	19th November 2007
Applicant :	UBS Triton Fund
Type :	Major Retail f/space 1,000 sq.m or 1ha+

Neil Brant – agent for the applicant drew attention to the anticipated benefits which the application, if approved, would bring to Yeovil in terms of investment and employment.

He indicated that the application had been drafted with careful consideration being given to the adopted Urban Development Framework and the Market Street development brief and included strong linkages with the Cattle Market site.

He added that the application had been designed to reduce leakage to competing retail centres, provide sufficient car parking to meet expected demand and to improve pedestrian links with other parts of the town centre.

The Major Applications Co-ordinator summarised the application and displayed the floor plans and elevations of the proposed development.

He indicated that the main planning considerations were as follows:

- principle of development
- visual impact
- traffic and parking
- amenity
- phasing
- planning contributions

He added that a number of identified improvements would be achieved by a Section 106 agreement – including the on-going provision of public toilets at the shopping centre's expense which would be open to shoppers and visitors to the centre during normal working hours.

Turning to car parking, he indicated that a comprehensive assessment had been made by the Car Parks Manager (SSDC) who had concluded that, given the spare capacity of existing car parks in the town centre, the proposals put forward by the applicant for car parking provision would meet the additional demand generated by the proposed development.

During the ensuing discussion, members expressed concern at the traffic implications of the new development – particularly around the Bus Station where congestion was already experienced from time to time as a result of traffic entering and leaving the nearby shopping centre car park.

In response, the Major Applications Co-ordinator pointed out that the Highway Authority had expressed the view that the anticipated extra 15% traffic flowing into the town could be contained within the existing infrastructure. He added that a section 106 contribution would be sought to help meet the cost of creating a new “bus street” or upgrading the existing Bus Station.

Members also expressed concern about the impact of the new development on car parking provision in the town, and questioned the assumptions that had been made regarding the ongoing provision of free car parking by a major supermarket. It was also pointed out that shoppers generally preferred to use car parks close to the town centre rather than in outlying areas.

In response, the Major Applications Co-ordinator indicated that the District Council was looking at ways of managing its car parks more effectively – including improved signposting and visibility, and ways of encouraging long term users of car parks (such as shop staff) to use outlying car parks, thereby increasing the capacity of car parks nearer the town centre for shoppers.

Members also commented on the level of disruption which would be created during the construction period, and the need to ensure that adequate arrangements were made for the town to function as normally as possible during that period.

## **RECOMMENDED APPROVAL**

## 2. Planning Application: 08/02378/OUT

Site Address:	Yeovil Cattle Market Site Market Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Re-development for a mixed use scheme comprising residential (use class C3), a nursing home (use class C2), sheltered accommodation (use class C3), retail (use class A1), together with public realm and ancillary development with associated access and infrastructure works (GR 355761/116242)
Recommending Case Officer:	Dave Norris
Target date :	20th August 2008
Applicant :	Rok Development & PLA
Type :	Major Other f/space 1,000 sq.m or 1 ha+

The Major Applications Co-ordinator summarised the proposal, which he emphasised was an outline application for a mixed use scheme. He drew attention to the main planning considerations, which were as follows:

- principle
- visual impact
- highways
- planning considerations
- other issues

He explained that planning contributions would be sought by way of a Section 106 agreement to secure various benefits reasonably attributable to the development, and he explained the proposals being put forward by the developer for on-site car parking provision.

During the ensuing discussion, members expressed their concern at the proposed amount of on-site car parking provision, which it was felt would be insufficient to meet the needs of residents and visitors. In response, the Major Plans Co-ordinator explained that car park provision had been calculated with reference to planning policy.

Concern was also expressed at the potential height of the structures included on the indicative layout, which varied from up to 8 storeys (22.1 metres) in height in the middle of the Reckleford frontage, to 2½ storey town houses in the centre/south of the site. Whilst it was acknowledged that the proposal before the Committee was an outline application, it was felt that such tall structures could dominate the landscape and have an unacceptable impact on the views of local landmarks and natural features in the Town.

In response, the Major Plans Co-ordinator emphasised that the application was for outline approval and that whilst the proposed accesses from Market Street and Court Ash (plus an emergency entrance from Reckleford), were to be considered at this stage, all other matters were reserved. However, he added that the Market Street development brief had included reference to the construction of a tall structure on this site and that due regard would need to be given to that brief should outline permission be granted and a detailed application be made.

## RECOMMENDED

that the principle of this mixed use redevelopment is acceptable subject to considerations of visual impact, impact on views of the Church, access and parking arrangements and site specific issues, it being noted that, with the exception of the proposed accesses from Market Street and Court Ash (plus an emergency entrance from Reckleford) all other matters are reserved and, in the event of outline permission being granted, would be subject to a further application.

### 3. Planning Application: 08/01963/ADV

Site Address:	Greggs 11 Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The display of an internally illuminated fascia sign and projecting sign (Retrospective Application) (GR: 355739/115983)
Recommending Case Officer:	Andrew Collins
Target date :	5th September 2008
Applicant :	Mr David Read
Type :	Minor Other less than 1,000 sq.m or 1ha

## RECOMMENDED APPROVAL

### 4. Planning Application: 08/02875/FUL

Site Address:	Greggs 11 Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and the installation of a new shop front (Retrospective Application) (GR: 355739/115983)
Recommending Case Officer:	Andrew Collins
Target date :	4th September 2008
Applicant :	Mr David Read
Type :	Minor Other less than 1,000 sq.m or 1ha

## RECOMMENDED APPROVAL

### 5. Planning Application: 08/02478/FUL

Site Address:	Yeovil Police Station Horsey Lane Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and improvements to provide new reception and front office and conversion of bin store to provide locker room accommodation with associated works (GR 355235/115558)
Recommending Case Officer:	Andrew Collins
Target date :	20th August 2008
Applicant :	Mr Steve Kendall
Type :	Minor Other less than 1,000 sq.m or 1ha

## RECOMMENDED APPROVAL

**6. Planning Application 08/02480/LBC**

Site Address:	2 The Old Glovers Arms Central Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The provision of 2 No. conservation roof lights to rear elevation, and alterations to roof space to form additional accommodation (GR 356071/116147)
Recommending Case Officer:	Andrew Collins
Target date :	15th August 2008
Applicant :	FWS Carter And Sons Ltd
Type :	Other LBC Alteration

During the ensuing discussion, reference was made to the unacceptable impact which the proposed development would have on the roof of a Grade II listed building.

**RECOMMENDED REFUSAL**

On the grounds that the proposal would have a detrimental visual impact on the outward appearance of a listed building.

**7. Planning Application: 08/02762/FUL**

Site Address:	7 Penn Hill Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Extension to existing conservatory (GR 355763 / 115751)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	17th September 2008
Applicant :	Mr Gibson
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**8. Planning Application: 08/02800/FUL**

Site Address:	5A Watercombe Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The installation of first floor windows to the east elevation of premises (GR 353472/115347)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	10th September 2008
Applicant :	Backline Logistic Support Services
Type :	Minor Other less than 1,000 sq.m or 1ha

(This application was withdrawn as it is located in the Parish of West Coker)

**9. Planning Application: 08/02826/FUL**

Site Address:	1 Penfield Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a semi-detached dwelling (GR 356358 / 116239)
Recommending Case Officer:	Andrew Collins
Target date :	11th September 2008
Applicant :	Mr Steve Dunn
Type :	Minor Dwellings 1-9 site less than 1ha

Members were advised that the Area Engineer had no comments on the application.

During the ensuing discussion, members expressed concern at the design and scale of the building, its impact upon the street scene, the loss of amenity space to existing flats and the adverse effect upon visual and residential amenities.

**RECOMMENDED REFUSAL**

On the grounds that

01. Having regard to the design and scale of the building and lack of amenity space, the proposal would result in an overdevelopment of the site with an overbearing impact upon the Penfield footpath. This would result in a harmful affect upon the street scene and lead to poor living conditions for the existing users of 1 Penfield and the proposed bedsits. As such the proposal is contrary to policies ST5 and ST6 of the adopted South Somerset Local Plan 2006.

02. Insufficient information has been submitted in relation to the affects of ground stability with regards to the removal of the existing retaining wall. The proposal could result in land instability and as such is contrary to policy ST5 of the adopted South Somerset Local Plan 2006.

**10. Planning Application: 02871/FUL**

Site Address:	10 College Green Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a conservatory to rear of dwellinghouse (GR 355506/116980)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	9th September 2008
Applicant :	Mr J Lazenbury
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**11. Planning Application: 08/02878/FUL**

Site Address:	Building 154 Honeywell/AgustaWestland Lysander Road
Ward :	Yeovil (South)
Proposal :	Alterations to roof from flat to pitched (GR 354083/115554)
Recommending Case Officer:	Andrew Collins
Target date :	4th September 2008
Applicant :	Honeywell Aerospace Yeovil
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMENDED APPROVAL**

Subject to the inclusion of an informative note requesting that the applicants take practical measures to discourage birds from perching on the pitched roof.

**12. Planning Application: 08/03026/FUL**

Site Address:	2 Clarence Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The extension of existing balcony (GR: 355950/115870)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	3rd September 2008
Applicant :	Mr P Wright
Type :	Other Householder - not a Change of Use

*(John Grana and Simon Hester, each having declared a personal and prejudicial interest in the following item, left the room and took no part in the discussion or voting thereon).*

During the ensuing discussion, reference was made to the size of the proposed extension to the existing balcony, which would create a large area of timber decking.

**RECOMMENDED APPROVAL**

Subject to no objections being received.

**13. Planning Application: 08/03093/FUL**

Site Address:	13 West Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwellinghouse ( GR 355011/116257)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	10th September 2008
Applicant :	Mr K Lambert
Type :	Other Householder - not a Change of Use

## RECOMMENDED APPROVAL

### 14. Planning Application: 08/03095/FUL

Site Address:	12 Wraxhill Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Loft conversion and alterations to existing roof (GR: 354361/114417)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	10th September 2008
Applicant :	Mr Andrew Newbury
Type :	Other Householder - not a Change of Use

## RECOMMENDED APPROVAL

### 15. Planning Application: 08/02094/FUL

Site Address:	1 Woodland Grove Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Demolition of existing Coach House and the erection of a building comprising 6 apartments (GR 355873/115803)
Recommending Case Officer:	
Target date :	27th August 2008
Applicant :	Mr John Bishop
Type :	Minor Dwellings 1-9 site less than 1ha

Kirsty Jones, objector, expressed her concern about the application, In particular, she referred to anticipated parking problems, the height of the proposed building, the design of the building and the loss of light to neighbouring properties.

Jennifer Morgan, objector, echoed the comments made by Ms Jones.

During the ensuing discussion members expressed concern about the outward appearance of the proposed building, the impact of the proposed development on parking and the poor provision of amenity space. They were also concerned about the impact which the proposed development would have on neighbouring mature trees located on the boundary of the adjoining public car park.

## RECOMMENDED REFUSAL

On the grounds that

01. the proposed development is not in keeping with the area and does not enhance the street scene;
02. insufficient parking;
03. lack of sufficient amenity and storage space; and

04. the proposed development would have an adverse impact on neighbouring mature trees located within the adjoining public car park.

**16. Planning Application: 08/02567/FUL**

Site Address:	Legion Flats Legion Road Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a boundary fence with dwarf wall (GR 354783 / 116525)
Recommending Case Officer:	Greg Lester
Target date :	28th August 2008
Applicant :	Mr Morley Waddington
Type :	Minor Other less than 1,000 sq.m or 1ha

*(Julian Freke and John Grana, each having declared a personal and prejudicial interest in the following item, left the room and took no part in the discussion or voting thereon).*

**RECOMMENDED APPROVAL**

**17. Planning Application: 08/02689/FUL**

Site Address:	12 Neathem Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a first floor extension to dwelling (GR 356322/117270)
Recommending Case Officer:	Greg Lester
Target date :	22nd August 2008
Applicant :	Mr Baz Firth
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**18. Planning Application: 08/02856/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 apartments (Revised Application) (GR 354333/115031)
Recommending Case Officer:	
Target date :	16th October 2008
Applicant :	Inntown Properties Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Development Control Team Leader reported two objections received on the grounds of traffic issues, loss of car parking and on-street parking implications. She added that the Highway Authority had no objection to the application provided conditions were imposed to overcome various issues.

Roger Smith, agent for the applicant, indicated that all design matters and highway issues that had been raised by the officers following a previous refused application had now been addressed.

Bill Mead, supporter, indicated that he part owned the car park and that steps would be taken to manage the use of the car park in a more effective manner.

The Development Control Team Leader referred to the conditions being sought by the Highway Authority, which comprised parking, surface water, visible displays and access arrangements. She added that all of these issues could be controlled by the use of appropriate conditions.

During the ensuring discussion, members expressed their support for the application subject to arrangements being made for the amount of amenity space being increased.

### **RECOMMENDED APPROVAL**

Subject to the area to the rear of the flats being made available for use by all occupiers as a communal area.

#### **19. Planning Application: 08/02922/FUL**

Site Address:	154 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey extension to provide an attached garage to the side of dwelling (GR 356413/116951)
Recommending Case Officer:	Greg Lester
Target date :	27th August 2008
Applicant :	Mr Ken Perry
Type :	Other Householder - not a Change of Use

### **RECOMMENDED APPROVAL**

#### **7/265 PLANNING DECISIONS**

**RESOLVED** that the matters be noted

#### **7/266 CORRESPONDENCE**

The Town Clerk informed the Committee that the District Council had recently adopted a revised planning enforcement policy and that a copy of the policy would shortly be circulated to all members of the Committee for information.

**RESOLVED** that the matter be noted.

Chairman