

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 August 2010**

(7.00pm to 7.50pm)

### **Present:**

J Vincent Chainey (Chairman)  
Philip Chandler  
Clive Davis  
Julian Freke  
John Hann  
Andrew Kendall  
David Recardo

### **Also Present:**

Alan Tawse – Town Clerk  
Andy Cato – Planning Team Leader (SSDC)

### **7/585 MINUTES**

The Minutes of the previous meeting held on 19 July 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### **7/586 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **7/587 DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, John Hann, 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 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.

J Vincent Chainey, Julian Freke and John Hann each declared a personal interest in planning application number 10/02753/FUL: Alterations and the construction of an external disabled access ramp at Cemetery Lodge, Preston Road, Yeovil by virtue of their membership of the Yeovil Crematorium and Cemetery Committee.

Julian Freke declared a personal and prejudicial interest in planning application number 10/02678/FUL: the erection of a detached double garage at 61 Grass Royal, Yeovil in view of his friendship with the applicant.

David Recardo declared a personal and prejudicial interest in planning application number 10/02750/FUL: the installation of traffic control barriers and 1 No. 5 metre high CCTV camera pole at Wharf Gate and B & Q Car Park, AgustaWestland, Lysander Road, Yeovil by virtue of his employment connections with the applicant.

7/588 **PLANS LIST**

**1. Officer Report On Planning Application: 10/02444/FUL**

Site Address:	McDonalds Restaurants Ltd Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey side extension to restaurant. (GR 354787/115351)
Recommending Case Officer:	Alex Skidmore
Target date :	9th September 2010
Applicant :	
Type :	Minor Other less than 1,000 sq.m or 1ha

Members were advised that the County Archaeologist had no objections to the application.

**RECOMMENDED APPROVAL**

**2. Officer Report On Planning Application: 10/02475/FUL**

Site Address:	88 Mudford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of two storey rear extension, single storey side extension and alterations to existing vehicular access (GR 355492/117212)
Recommending Case Officer:	Simon Fox
Target date :	23rd August 2010
Applicant :	Miss L. Rees And Mr M. Duncombe
Type :	Other Householder - not a Change of Use

The Committee was advised that the Highways Authority had no objections to the application subject to a number of standard conditions.

**RECOMMENDED APPROVAL**

**3. Officer Report On Planning Application: 10/02562/FUL**

Site Address:	5 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a detached single storey building to be used for purposes ancillary to enjoyment of dwellinghouse. (GR 354081/114457)
Recommending Case Officer:	Alex Skidmore

Target date :	7th September 2010
Applicant :	Mrs J Lloyd
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL** subject to the imposition of a condition for no conversion to form habitable accommodation.

**4. Officer Report On Planning Application: 10/02609/FUL**

Site Address:	Former Aldi Store Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Alterations and the sub division of existing retail unit and the installation of new access ramp and entrance tower feature (GR 356273/116092)
Recommending Case Officer:	Alex Skidmore
Target date :	2nd September 2010
Applicant :	Mr William McCreadie
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMENDED APPROVAL**

**5. Officer Report On Planning Application: 10/02633/FUL**

Site Address:	159 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension to the rear of dwellinghouse (GR 354220/116257)
Recommending Case Officer:	Jane Green
Target date :	2nd September 2010
Applicant :	Mr And Mrs D Findlay
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**6. Officer Report On Planning Application: 10/02678/FUL**

Site Address:	61 Grass Royal Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a detached double garage (GR 356399/116700)
Recommending Case Officer:	Jane Green
Target date :	6th September 2010
Applicant :	Mr Robin Barry
Type :	Other Householder - not a Change of Use

*Julian Freke, having declared a personal and prejudicial interest in the above application, left the room and took no part in the discussion or voting thereon.*

Mr Barry, the applicant indicated that a previous garage and conservatory had already been removed from the site and he intended using the proposed garage to accommodate two vehicles. He also drew attention to the design layout which would enable vehicles to enter and leave the property in a forward direction.

**RECOMMENDED APPROVAL** subject to the imposition of a condition for no conversion to form habitable accommodation.

**7. Officer Report On Planning Application: 10/02702/FUL**

Site Address:	5 Old Barn Way Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement conservatory to the rear of dwelling (GR 354212/115002)
Recommending Case Officer:	Jane Green
Target date :	8th September 2010
Applicant :	Mr Bamford
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**8. Officer Report On Planning Application: 10/02708/FUL**

Site Address:	Hinton Coniston Gardens Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory (GR 354974/117404)
Recommending Case Officer:	Jane Green
Target date :	8th September 2010
Applicant :	Mr Goddard
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**9. Officer Report On Planning Application: 10/02737/FUL**

Site Address:	28 Vincent Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The use of premises as a toning studio and carrying out of internal and external alterations and the installation of a new shop front. (GR 355882/116184)
Recommending Case Officer:	Alex Skidmore
Target date :	9th September 2010
Applicant :	Kingswick Properties LTD
Type :	Minor Other less than 1,000 sq.m or 1ha

During the ensuing discussion, members expressed their disappointment at the fact that the applicant had not chosen to take the opportunity to improve access by persons with a disability to the property.

## **RECOMMENDED APPROVAL**

### **10. Officer Report On Planning Application: 10/02746/FUL**

Site Address:	5 Russet Way Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey rear extension to dwellinghouse. (GR 353848/114809)
Recommending Case Officer:	Simon Fox
Target date :	1st September 2010
Applicant :	Mr & Mrs A J Bicknell
Type :	Other Householder - not a Change of Use

Members were advised that the Highways Authority had no objections to the application.

## **RECOMMENDED APPROVAL**

### **11. Officer Report On Planning Application: 10/02749/FUL**

Site Address:	84 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse. (GR 343377/116853)
Recommending Case Officer:	Jane Green
Target date :	1st September 2010
Applicant :	Mr & Mrs R Dash
Type :	Other Householder - not a Change of Use

## **RECOMMENDED APPROVAL**

### **12. Officer Report On Planning Application: 10/02750/FUL**

Site Address:	Wharf Gate And B & Q Car Park Agusta Westlands Lysander Road
Ward :	Yeovil (South)
Proposal :	The installation of traffic control barriers and 1 No. 5 metre high CCTV camera pole (GR 354083/115335)
Recommending Case Officer:	Simon Fox
Target date :	2nd September 2010
Applicant :	Agusta Westland
Type :	Minor Other less than 1,000 sq.m or 1ha

*David Recardo, having declared a personal and prejudicial interest in the above application, left the room and took no part in the discussion or the voting thereon.*

## RECOMMENDED APPROVAL

### **13. Officer Report On Planning Application: 10/02753/FUL**

Site Address:	Cemetery Lodge Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the construction of an external disabled access ramp. (GR 355103/116495)
Recommending Case Officer:	Alex Skidmore
Target date :	3rd September 2010
Applicant :	Yeovil Crematorium & Cemetery Committee
Type :	Minor Other less than 1,000 sq.m or 1ha

## RECOMMENDED APPROVAL

### **14. Officer Report On Planning Application: 10/02813/S73**

Site Address:	10 Everton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Application to vary condition No. 5 of planning approval 07/02098/FUL to amend drawings 0406-1 Rev C, 0406-3 Rev 3 and 0406-4 Rev B (GR 355278/115714)
Recommending Case Officer:	Simon Fox
Target date :	3rd September 2010
Applicant :	Mrs Vanessa Hatton-Woods
Type :	Minor Dwellings 1-9 site less than 1ha

## RECOMMENDED APPROVAL

### 7/589 **REPORT TABLE**

**10/02548/ADV. 19 Middle Street, Yeovil.** Display of 4 internally illuminated fascia signs and 4 internally illuminated projecting signs.

## RECOMMENDED APPROVAL

**10/02361/ADV. New Look, Ivel Square, Yeovil.** Display of 4 internally illuminated fascia signs.

## RECOMMENDED APPROVAL

**10/00809/LBC. Cemetery Lodge, Preston Road, Yeovil.** Alterations and construction of external disabled access ramp.

## RECOMMENDED APPROVAL

**10/02445/ADV. McDonalds, Lysander Road, Yeovil.** Display of 2 internally illuminated totems.

## RECOMMENDED APPROVAL

7/590 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

7/591 **CORRESPONDENCE**

There were no items of correspondence.

7/592 **APPLICATION 10/02756/R3C – WESTFIELD COMMUNITY SCHOOL, STIBY ROAD, YEOVIL**

The Committee considered a proposal by Somerset County Council to construct a new natural turf senior football pitch and cricket outfield with artificial wicket on land previously occupied by Westfield Infants School.

During the ensuing discussion, Members considered the merits of the application.

Whilst the Committee had no objection to the application, it was concerned at the potential safety implications to pedestrians and road users of the proposed importation of topsoil, which it was noted would involve approximately 155 vehicle loads at an estimated frequency of 10 – 15 vehicles per day.

In the interests of public safety and the amenity of local residents and bearing in mind the proximity of local schools, it was requested that a condition be imposed on any permission granted restricting topsoil deliveries to between the hours of 9.00am and 3.00pm on weekdays (excluding Bank Holidays) only, and for a requirement to be placed on the contractor to monitor and take immediate action to clear any topsoil spilt onto the public highway during these deliveries.

**RESOLVED**

- (1) that the matter be noted; and
- (2) that the above outlined comments be forwarded to the County Council in response to this consultation exercise.

Chairman