

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Tuesday 31 August 2010**

(7.00pm to 7.55pm)

Present:

J Vincent Chainey – Chairman
Philip Chandler
Clive Davis
Julian Freke
Andrew Kendall
David Recardo

Also Present:

Simon Fox – Planning Officer (SSDC)
Sally Freemantle – Assistant Town Clerk

7/593 **MINUTES**

The Minutes of the previous meeting held on 2 August 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/594 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Pete Goodman and John Hann.

7/595 **DECLARATIONS OF INTEREST**

J Vincent Chainey, 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 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.

Philip Chandler declared a personal and prejudicial interest in application number: 10/02991/FUL, The Knoll Nursing Home, 33 Preston Road, Yeovil, Somerset owing to his partner's employment.

Julian Freke declared a personal interest in application number: 0/03257/FUL, 8a Coronation Avenue, Yeovil, Somerset, owing to the proximity of his place of residence.

1. Planning Application: 10/02597/FUL

Site Address:	Land At Bucklers Mead School St Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	The formation of new turning head, improvements to existing car park, formation of additional 7 No. car parking spaces all for school purposes and the erection of a bin store structure for use by dwellings (GR 356229/117506)
Recommending Case Officer:	Alex Skidmore
Target date :	13th September 2010
Applicant :	Barratt Homes (Exeter Division)
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL**2. Planning Application: 10/02961/FUL**

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The retention of temporary elliott huts. GR (355293/116759)
Recommending Case Officer:	Alex Skidmore
Target date :	21st September 2010
Applicant :	Yeovil College
Type :	Minor Other less than 1,000 sq.m or 1ha

The Committee commented that the applicant should be encouraged to seek permanent solutions to these temporary buildings, which are not energy efficient in terms of heating; and that the college should be aspiring to provide better accommodation.

RECOMMENDED APPROVAL and requested that the above comments be passed on to the applicant.

3. Planning Application: 10/02967/FUL

Site Address:	6 Green Quarry Mudford Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a conservatory (GR 355436/116767)
Recommending Case Officer:	Jane Green
Target date :	21st September 2010
Applicant :	Mr James
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

4. Planning Application: 10/02991/FUL

Site Address:	The Knoll Nursing Home 33 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of single storey extensions and extension to car parking area GR (355040/116432)
Recommending Case Officer:	Alex Skidmore
Target date :	15th September 2010
Applicant :	Mr M Ghuman
Type :	Minor Other less than 1,000 sq.m or 1ha

(Philip Chandler, having declared a personal and prejudicial interest in this application, left the meeting and took no part in the discussion or voting thereon).

RECOMMENDED REFUSAL on the grounds that the cumulative impact of numerous extensions over a number of years has increased traffic using a substandard access which prejudices highway safety and that the extensions are considered over-development.

5. Planning Application: 10/03058/FUL

Site Address:	7 Buckland Road Pen Mill Trading Estate Yeovil
Ward :	Yeovil (East)
Proposal :	The siting of a metal storage container (GR 357254/116619)
Recommending Case Officer:	Jane Green
Target date :	1st October 2010
Applicant :	Mr Terry Dyer
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL subject to the following condition; that the finishing colour of the container must be in keeping with the area.

6. Planning Application: 10/03077/FUL

Site Address:	47 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of a replacement shop front. (GR 355887/115956)
Recommending Case Officer:	Alex Skidmore
Target date :	21st September 2010
Applicant :	Mr Jonathan Kingerlee
Type :	Minor Retail less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL subject to the following condition; that the shop must be accessible to all.

7. Planning Application: 10/03176/FUL

Site Address:	14 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Change of use from four flats to a single dwelling (from Use Class C2 to C3) (GR 354905/116102)
Recommending Case Officer:	Simon Fox
Target date :	7th October 2010
Applicant :	Mrs Liz Beckinsale
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

8. Planning Application: 10/03239/FUL

Site Address:	1 Yew Tree Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension to rear of dwelling. (GR 354498 114820)
Recommending Case Officer:	Jane Green
Target date :	29th September 2010
Applicant :	Mr & Mrs White
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 10/03257/FUL

Site Address:	Polat's Place 8A Coronation Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	Revised location of extraction ducting and flue (Retrospective). (GR 354573/117130)
Recommending Case Officer:	Jane Green
Target date :	30th September 2010
Applicant :	Mrs H Polat
Type :	Minor Other less than 1,000 sq.m or 1ha

(Julian Freke, having declared a personal interest in this application, left the meeting and took no part in the discussion or voting thereon).

RECOMMENDED APPROVAL

7/597 REPORT TABLE

Application number: 10/03019/ADV

Location: 217 Sherborne Road, Yeovil, Somerset

Display of 2 internally illuminated wall mounted signs (Please note these signs are in addition to those approved under ref 10/01113/ADV in June 2010) This application however, did not allow an illuminated pylon sign.

RECOMMENDED APPROVAL

7/598 PLANNING DECISIONS

The Planning Officer informed the Committee that the Withdrawal of application number 10/02873/LBC, the carrying out of internal alterations to replace existing staircase at 39 Princes Street Yeovil Somerset BA20 1EG, was due to the intended occupier pulling out, resulting in the alterations no longer being required.

RESOLVED

that the Planning Decisions be noted.

7/599 PLANNING APPLICATION CONSULTATIONS: NEIGHBOURING WARD (Yeovil Without)

Planning Application No: 10/02968/REM

Proposal: Residential development of 127 units, landscaping, open space, infrastructure and creche with associated works (GR 357652/117726)

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: Barratt Homes

Planning Application No: 10/02973/REM

Proposal: Residential development of land comprising of 119 units, landscaping, infrastructure and associated works (phase2).

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: David Wilson Homes

Planning Application No: 10/03252/REM

Proposal: Residential development of land comprising of 63 units, landscaping, infrastructure and associated works (phase2). (GR 357652/117726)

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: Bloor Homes

The Planning Officer gave a brief overview of the above applications and informed the Committee that representations had been made by residents for application number 10/02968/REM due to the proximity of two storey buildings to existing bungalows.

He also referred to the report, stating that there were two minor applications in the same area:

10/03332/FUL - The erection of a permanent entrance feature wall adjacent access road to Lyde Road Key Site with associated works (the feature wall will include the name of the site).

10/02852/ADV - The display of 8 No flag poles and 2 No. externally illuminated hoarding display signs (to advertise the sale of the properties – the flag poles to be located to lead the eyes into the site).

RESOLVED

that the above applications be noted and that Members wish them to be discussed at Area South Committee.

7/600 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that the Minutes of the County Council's Regulation Committee had been received – one of the items on the agenda was referred to this Committee and considered on 2 August:

Application Number: 10/02756/R3C

Proposal: Construction of a new natural turf, senior football pitch and cricket outfield with artificial wicket on land previously occupied by Westfield Infants School

Location: Westfield Community School, Stiby Road, Yeovil, BA21 3EP

The minutes included reference to the concerns raised by Yeovil Town Council's Planning and Licensing Committee regarding vehicles involved in delivery of topsoil for the construction of the new natural turf football pitch and cricket outfield at Westfield Community School. Due to the Town Council's comments on this matter, a condition of the application had been included, restricting topsoil delivery times to ensure that the periods surrounding school opening and closing be avoided.

RESOLVED

that the matter be noted.

7/601 **STREET TRADING – CONSENT FEES**

RESOLVED

to waive fees for stallholders on the evening of Thursday 25 November 2010 (Christmas launch) in return for a contribution to be collected for the Mayor's choice of charity.

SF/JW
06/09/10