

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 3 August 2009**.

(7.00pm to 9.02pm)

Present:

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

Also Present:

Adrian Noon - Planning Officer (SSDC)
Sarah Hunt - Assistant Town Clerk

7/411 **MINUTES**

The Minutes of the previous meeting held on 20 July 2009, copies of which had been circulated were approved as a correct record and signed by the Chairman.

7/412 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Andrew Kendall and Wes Read.

7/413 **DECLARATIONS OF INTEREST**

Julian Freke and David Recardo, each 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.

Clive Davis declared a personal interest in Agenda Items 2, 4 and 14 as he had been advising the applicant on accessibility issues.

Simon Hester declared a personal interest in Agenda Item 1 as he was a resident of that area.

7/414 **PLANS LIST**

1. Officer Report On Planning Application: 08/05144/FUL

Proposal:	The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 109 houses (GR: 355764/117108)
Site Address:	Land at St Georges Avenue Yeovil
Ward : (SSDC)	Yeovil (Central)

Member)	
Recommending Case Officer:	Adrian Noon
Target date :	14 th May 2009
Applicant :	South Somerset Homes
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

The Planning Officer outlined the revised proposal, which was the result of protracted negotiations. He addressed the various concerns relating to visual impact, layout, design and amenity. Reference was made to the landscape architect's report, highlighting particular concerns regarding visual impact and layout. Members conceded that the topography of the site posed specific problems with regards to designing affordable development. However, having discussed the revised application, including elements of the proposed Phase 2 design, The Committee considered that the revisions did not adequately address the previously raised concerns of over-development, lack of parking and of public amenity space.

RECOMMENDED REFUSAL

On the grounds of over-development, lack of public amenity, poor public realm and highway safety.

2. Officer Report On Planning Application: 09/02244/FUL

Proposal:	The construction of a new shop front and alterations to entrance doors (GR 355857/115974
Site Address:	37 Middle Street Yeovil Somerset
Ward : (SSDC Member)	Yeovil (Central)
Recommending Case Officer:	Sam Fox
Target date :	30 th August 2009
Applicant :	Mr David Campbell
Application Type :	Minor retail less than 1,000 sq.m or 1ha

The Planning Officer advised that this was a retrospective application.

RECOMMENDED APPROVAL

3. Officer Report On Planning Application: 09/02313/S73

Proposal:	Application to remove condition 4 of approval 08/03944/FUL dated 20 February 2009 regarding the acoustic roof screen. (GR 353158/116143)
Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward : (SSDC Member)	Yeovil (South)
Recommending Case Officer:	Andrew Collins
Target date :	3 rd August 2009
Applicant :	Asda Stores Ltd
Application Type :	Minor Retail less than 1,000 sq.m or 1ha

The Committee considered that although plant operated quietly when new, the likelihood was that it would become noisier over time.

RECOMMENDED FOR REFUSAL

On the grounds that the original condition to install an acoustic roof screen should be reinstated to safeguard the neighbouring residential area.

4. Officer Report On Planning Application: 09/02339/FUL

Proposal:	Installation of an air handling unit and a conditioning unit to be installed on an existing flat roof (GR 355857/115974)
Site Address:	37 Middle Street Yeovil Somerset
Ward : (SSDC Member)	Yeovil (Central)
Recommending Case Officer:	Jane Green
Target date :	3 rd September 2009
Applicant :	Boot IK Ltd (David Campbell)
Application Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

Subject to seeking views from the local Environmental Health Officer.

5. Officer Report On Planning Application: 09/02364/FUL

Proposal:	Extension to and conversion of existing partially underground bunker to form a dwellinghouse (Revised Application) (GR355090/115005)
Site Address:	Former Royal Observer Corps Headquarters, Southwoods Yeovil
Ward : (SSDC Member)	Yeovil (South)
Recommending Case Officer:	Diana Watts
Target date :	21 st August 2009
Applicant :	Ms L Merchant
Application Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that a stop notice had been served as the work had commenced on 31st July, prior to permission being granted.

RECOMMENDED APPROVAL

On the grounds that the Committee considered the site to be within an established residential area and therefore a sustainable location for new development.

6. Officer Report On Planning Application: 09/02431/FUL

Proposal:	The erection of a conservatory to rear of dwelling (GR355632/117202)
Site Address:	13 Folly Fields Yeovil Somerset
Ward : (SSDC Member)	Yeovil (Central)
Recommending Case Officer:	Jane Green
Target date :	24 th August 2009
Applicant :	Mr Peach
Application Type :	Other Householder – not a Change of Use

RECOMMENDED APPROVAL

7. Officer Report On Planning Application: 09/02432/FUL

Proposal:	Alterations and the erection of a replacement garage/utility room/wc to side of dwelling. (GR 354193/116785)
Site Address:	50 Burroughes Avenue Yeovil Somerset
Ward : (SSDC Member)	Yeovil (West)
Recommending Case Officer:	Sam Fox
Target date :	10 th August 2009
Applicant :	Mr G Harrison
Application Type :	Other Householder – not a Change of Use

RECOMMENDED FOR APPROVAL

8. Officer Report On Planning Application: 09/02448/FUL

Proposal:	Alterations to roof and erection of a single storey rear extension (GR 354385/114478)
Site Address:	Bexhill 5 Wraxhill Road Yeovil
Ward : (SSDC Member)	Yeovil (South)
Recommending Case Officer:	Sam Fox
Target date :	27 th August 2009
Applicant :	Mr and Mrs P Chapman
Application Type :	Other Householder – not a Change of Use

RECOMMENDED FOR APPROVAL

9. Officer Report On Planning Application: 09/02526/LBC

Proposal:	Retention of existing sash windows on front elevation (retrospective application) GR: 353610/116146)
Site Address:	225 Preston Road Yeovil Somerset
Ward : (SSDC Member)	Yeovil (South)

Recommending Case Officer:	Sam Fox
Target date :	17 th August 2009
Applicant :	Mr & Mrs P B Langford
Application Type :	Other LBC Alteration

The Planning Officer advised that this was a retrospective application on a Grade II listed building. The Conservation Officer had commented on the proposed retention of double glazed windows at Knapp House as being 'detrimental to the architectural and historical interest of the building'.

RECOMMENDED FOR APPROVAL

On the grounds that the Committee did not view double-glazed windows as being detrimental to the appearance of the listed building.

10. Officer Report On Planning Application: 09/02528/FUL

Proposal:	Alterations, extension and the conversion of existing single dwelling into 2 No. flats (GR 356396/116200)
Site Address:	6 Hill View, Yeovil, Somerset
Ward : (SSDC Member)	Yeovil (East)
Recommending Case Officer:	Andrew Collins
Target date :	31 st August 2009
Applicant :	Mr Carter
Application Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that due to existing parking problems in Hill View, the County Highway Authority representative was recommending a covered cycle rack facility within the site.

The Committee considered that the surrounding area was already over-developed and had already commented in a previous planning meeting about the poor access from Sherborne Road.

RECOMMENDED REFUSAL

On the grounds of over-development, residential amenity and poor access.

11. Officer Report On Planning Application: 09/02572/LBC

Proposal:	The installation of an air conditioning vent (GR 355097/115269)
Site Address:	Whitehouse, 114 Hendford Hill, Yeovil
Ward : (SSDC Member)	Yeovil (South)
Recommending Case Officer:	Jane Green
Target date :	3 rd September 2009

Applicant :	Gateway Computing (Simon Pedrick)
Application Type :	Other LBC Alteration

RECOMMEND APPROVAL

With the suggested condition that if the unit is redundant at a future date, the fabric of the building would be made good.

12. Officer Report On Planning Application: 09/02603/FUL

Proposal:	Alterations and the erection of two storey rear extension to dwelling (GR 353663/116010)
Site Address:	7 Bell Chase Yeovil Somerset
Ward : (SSDC Member)	Yeovil (South)
Recommending Case Officer:	Jane Green
Target date :	8 th September 2009
Applicant :	Mr & Mrs Handyside
Application Type :	Other Householder – not a Change of Use

Chris Thrower, objector, expressed his and his neighbour Sue McDonald's concerns about the proposed extension, saying that it would result in loss of light and be overbearing in an already densely developed area.

The architect Paul Ferdinand, speaking on behalf of the applicant, said that appropriate consideration had been given to the visual amenity and the 1st floor extension was set well back to minimise any privacy issues. Moreover, he believed it to be a permitted development.

RECOMMENDED REFUSAL

On the grounds that the residential amenity of occupants of nearby properties would be adversely affected.

13. Officer Report On Planning Application: 09/02675/COU

Proposal:	The change of use of premises from use class A1 (shop) to use class A2 (Letting Agency (GR 355602/116039)
Site Address:	The Shop Church Street Yeovil
Ward : (SSDC Member)	Yeovil (Central)
Recommending Case Officer:	Diana Watts
Target date :	28 th August 2009
Applicant :	Mrs L Bassett
Application Type :	Other Change of Use

RECOMMENDED APPROVAL

14. Officer Report On Planning Application: 09/02680/ADV

Proposal:	The display of an internally illuminated fascia sign, an internally illuminated projecting sign and non-illuminated internally applied vinyl sign (GR 355857/115974)
Site Address:	37 Middle Street, Yeovil, Somerset
Ward : (SSDC Member)	Yeovil (Central)
Recommending Case Officer:	Jane Green
Target date :	27 th August 2009
Applicant :	Boots Properties
Application Type :	Other Advertisement

RECOMMENDED APPROVAL

15. Officer Report On Planning Application: 09/02711/FUL

Proposal:	Alterations and the erection of two single storey extensions to surgery (GR 356807/117379)
Site Address:	Oaklands Surgery Birchfield Road Yeovil
Ward : (SSDC Member)	Yeovil (East)
Recommending Case Officer:	Andrew Collins
Target date :	28 th August 2009
Applicant :	Dr's Hogben & Bonnington
Application Type :	Minor Other less than 1,000 sq.m or 1a

The Planning Officer advised that this was a resubmission of a lapsed application.

RECOMMENDED APPROVAL

16. Officer Report On Planning Application: 09/02713/FUL

Proposal:	Alterations and change of use of premises from use class A1 to use class A3 (pasty shop). (GR 355644/115979)
Site Address:	8A High Street Yeovil Somerset
Ward :	Yeovil (Central)
Recommending Case Officer:	Sam Fox
Target date :	31 st August 2009
Applicant :	West Cornwall Pasty Co.
Application Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

To include the condition that there is no sitting out and no plant included in this application.

7/415 REPORT TABLE

09/02384/ADV: 1 no. non-illuminated hanging sign, 30 Hendford Hill

09/02690/ADV: 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign

RECOMMENDED APPROVAL

The Committee expressed the wish that that both hanging signs were fixed in order to reduce any future noise problems.

7/416 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

7/417 CORRESPONDENCE

Members were advised that Pen Mill Infants School in St Michaels Avenue Yeovil had been granted a temporary (5 year) Conditional Planning Permission for an 8 bay temporary classroom unit (GR356584 – 116539).

7/418 PARISH COUNCIL CONSULTATION

ERECTION OF A TEMPORARY ELLIOTT BUILDING TO ACCOMMODATE THE RE-LOCATED PRE-SCHOOL CURRENTLY LOCATED AT WESTFIELD INFANTS SCHOOL, TO BE LOCATED ON LAND (GR: 356575 – 116513)

The Design and Access Statement was noted.

7/419 FINANCIAL STATEMENT FOR PERIOD ENDING MAY 2009

The Committee considered the report of the Financial Administrator (Agenda item 9 refers)

RESOLVED

that the Financial statement for the months April and May 2009 be noted.

Chairman