

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 6 December 2010**

(7.00pm to 7.55pm)

Present:

J Vincent Chainey – Chairman
Clive Davis
Pete Goodman
John Hann
Andrew Kendall
David Recardo

Also Present:

Andy Cato – Planning Team Leader, SSDC
Sally Freemantle – Assistant Town Clerk

7/649 **MINUTES**

The Minutes of the previous meeting held on 22 November 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/650 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Philip Chandler and Julian Freke.

7/651 **DECLARATIONS OF INTEREST**

J Vincent Chainey, 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 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.

All Members present declared a personal interest in application 10/04643/FUL, Land at former White Horse Inn, 10 St Michaels Avenue, Yeovil, due to the proximity of the application site to Town Council owned land.

7/652 **PLANS LIST**

1. **Planning Application: 10/04296/FUL**

Site Address:	6 Valley Close Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey rear extension (GR 355928/116602)
Recommending Case Officer:	
Target date :	28th December 2010
Applicant :	Mr C Richards
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

2. **Planning Application: 10/04491/FUL**

Site Address:	Land Rear Of 55 - 67 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of 8 dwelling houses with associated highways, parking and landscaping (GR 354623/116011)
Recommending Case Officer:	
Target date :	5th January 2011
Applicant :	Mr Clive Brown
Type :	Minor Dwellings 1-9 site less than 1ha

Andy Cato informed the Committee that the MOD had raised no objections but that one letter had been received from a neighbouring property requesting that 2 car parking spaces minimum should be provided per dwelling.

Andy Cato also explained that the Environment Agency had raised an objection with regard to the proposed culvert. The objection had since been retracted but clarification was required on the management of blockages in the culvert.

Andy explained that 2 permissions for development in the area had already been granted; the permission for 9 two storey dwellings had included securement of funding for a cycle way/bridge over Dodham Brook to the south of the site, and permission for 3 further dwellings was granted earlier in 2010, which would include a further financial contribution.

The agent had stated that there may be an additional application for future development on the south side of Dodham Brook, and had suggested that any Section 106 agreement for that development could be related to the scheme currently under consideration.

Concern was raised by Members that the access from Preston Grove onto the new road, Cooksons Orchard, was not sufficient to serve any further dwellings than the 12 already approved in previous applications.

Concern was also raised on flooding in the area.

RECOMMENDED REFUSAL on the grounds of overdevelopment, back land development, exacerbation of local flooding problems and access not suitable to serve further dwellings.

3. **Planning Application: 10/04549/FUL**

Site Address:	54 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement rear extension and conversion of loft space (GR 354174/116220)
Recommending Case Officer:	
Target date :	31st December 2010
Applicant :	Mr And Mrs T S Cooper
Type :	Other Householder - not a Change of Use

Clive Siviter, objector, explained that he was concerned that the extension to the rear of the existing bungalow would cause considerable loss of light to his lounge and kitchen due to the relationship of the proposed extension to his property. Mr Siviter explained that the extension would be the same height as the existing bungalow roof.

Whilst the Committee sympathised with Mr Siviter's concerns it was felt that there was insufficient significant demonstrable harm to refuse the application.

RECOMMENDED APPROVAL

4. **Planning Application: 10/04643/FUL**

Site Address:	Land At Former White Horse Inn 10 St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of 2 dwellings with associated car parking (GR 356582/116432)
Recommending Case Officer:	
Target date :	7th January 2011
Applicant :	Mr Tim Love
Type :	Minor Dwellings 1-9 site less than 1ha

It was noted that there was an error in report, which stated that the dwellings would be of an upside down design with a kitchen and living room on the ground floor and a bedroom and bathroom on the first floor. The report should state that the bedroom and bathroom would be on the ground floor and the kitchen and living room would be on the first floor.

RECOMMENDED APPROVAL

5. **Planning Application: 10/04787/FUL**

Site Address:	42 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory (GR 354925/116261)
Recommending Case Officer:	
Target date :	11th January 2011
Applicant :	Ms Townsend
Type :	Other Householder - not a Change of Use

Andy Cato informed the Committee that this application was retrospective and Highways had raised no objections.

RECOMMENDED APPROVAL

6. **Planning Application: 10/04831/FUL**

Site Address:	8A Westminster Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of an extension to existing mosque at first floor level over car park and the construction of 2 No. flats at second floor level (GR 355514/115996)
Recommending Case Officer:	Simon Fox
Target date :	19th January 2011
Applicant :	Mr Erol Sen
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED REFUSAL on the grounds of over development, out of keeping with the Conservation Area, adverse impact on the setting of the listed building, over intensive use within this locality and inadequate car parking with an over reliance on Tesco Car Park.

7/653 **REPORT TABLE**

Application 10/04743/ADV

Location: 88-90 Middle Street, Yeovil (Wilkinson)

Proposal: The display of 2 No. internally illuminated fascia signs, 3 No. non illuminated signs and 2 No. vinyl lettering.

RECOMMENDED APPROVAL

7/654 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/655 **STREET TRADING APPLICATION**

The Committee considered the application for a Fruit and Vegetable stall pitch, daily, at the end of King George Street.

The trader had been in operation for 6 weeks and the review was now due for the stall. The Committee considered the addition of the sale of nuts in their shells in the weeks leading up to Christmas and eggs all year round. It was agreed that an additional shelf could be added to the stall at the rear of the gazebo to provide an increase in trading space.

RESOLVED

- 1) that the matter be noted;
- 2) that the application for a Fruit and Vegetable stall including eggs all year round and nuts in their shells, in the 6 weeks leading up to Christmas, be approved.

7/656 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that a letter had been received in respect of:

Application 10/04113/FUL

Location: 2 Matthews Road, Yeovil, Somerset, BA21 4JG.

Proposal: The extension, alteration and conversion of dwelling into 2 dwellings.

South Somerset District Council had recommended approval, which was contrary to the Town Council's recommendation for refusal of the proposal. The Assistant Town Clerk informed the Committee that the report was available for Members if requested.

The Assistant Town Clerk informed the Committee that advise of appeal receipt had been received in respect of:

Application 10/02558/FUL

Location: 24 Ashford Grove, Yeovil, Somerset, BA21 4PQ

Proposal: The erection of a 2 storey rear extension to dwelling house.

The Assistant Town Clerk informed the Committee that a Tree Preservation Order application had been received in respect of:

Application 10/04895/TPO

Location: Yeovil College, Ilchester Road, Yeovil, Somerset, BA21 3BA.

Proposal: Application to carry out tree surgery works to 22 No. trees and to fell 3 No. trees, all covered by the SSDC (Yeovil No. 2) Tree Preservation Order 1997.

RESOLVED

that the matters be noted.

Chairman