

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 7 December 2009**.

(7.00pm to 8.15pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Pete Goodman
Andrew Kendall
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Nick Head – Planning Officer – SSDC

7/471 **MINUTES**

The Minutes of the previous meeting held on 23 November 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/472 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke and Wes Read.

7/473 **DECLARATIONS OF INTEREST**

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.

David Recardo also declared his personal interest in 09/03554/LBC and 09/03992/LBC as member of the Yeovil Cemetery and Crematorium Committee.

7/474 **PLANS LIST**

1. Planning Application: 09/03554/LBC

Site Address:	Yeovil Cemetery Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	The carrying out of repairs to part of boundary wall (GR 355102/116495)
Recommending Case Officer:	Sam Fox
Target date :	6th January 2010

Applicant :	Crematorium And Cemetery Committee
Type :	Other LBC Alteration

Members agreed unanimously that the current retaining wall was dangerous and the work needed to be done.

RECOMMENDED APPROVAL

2. Planning Application: 09/03869/FUL

Site Address:	194 Lyde Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of existing porch and the erection of a single storey front extension to dwellinghouse (GR 357422/117182)
Recommending Case Officer:	Sam Fox
Target date :	6th January 2010
Applicant :	Mr John Kirkcaldy
Type :	Other Householder - not a Change of Use

Members noted that the Highways Authority supported the plans. David Recardo commented that he was surprised that there had been no comments from the neighbours regarding potential loss of light.

RECOMMENDED APPROVAL

3. Planning Application: 09/03992/LBC

Site Address:	Cemetery Lodge Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	The carrying out of internal alterations to ground floor (GR 355103/116495)
Recommending Case Officer:	Sam Fox
Target date :	29th December 2009
Applicant :	Yeovil Crematorium And Cemetery Committee
Type :	Other LBC Alteration

David Recardo advised that there was a tenant on the first floor of the lodge and that these alterations would enable the ground floor kitchen to be less visible to visitors and more accessible to the tenant.

RECOMMENDED APPROVAL

4. Planning Application: 09/04196/FUL

Site Address:	27 Market Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to premises, and change of use from A1 to A1, A2 and B1 uses. (GR 355777/116091)

Recommending Case Officer:	Helen Ferdinand
Target date :	15th December 2009
Applicant :	Mr J Mills
Type :	Other Change Of Use

Members were pleased that plans were being put forward to get these vacant premises, originally a stable building for the adjacent Pall Tavern, back into use.

RECOMMENDED APPROVAL

5. Planning Application: 09/04387/FUL

Site Address:	99 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to the rear of dwelling (GR 355015/116994)
Recommending Case Officer:	Sam Fox
Target date :	11th January 2010
Applicant :	Mr And Mrs R Hudd
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 09/04507/FUL

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The provision of rear roof platform and acoustic enclosure to accommodate new chiller plant and the provision of rear open access staircase for maintenance. (GR 355505/116348)
Recommending Case Officer:	Andrew Collins
Target date :	6th January 2010
Applicant :	Mr R Steele (Director Of EFM)
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

Subject to condition relating to protection of trees during construction.

7. Planning Application: 09/04510/S73

Site Address:	20 High Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Application to vary condition 2 of decision notice 09/03214/FUL dated 5/10/2009 (ie amendments to internal layout and addition of balcony on south elevation) (Revised Application). (GR 355605/115946)

Recommending Case Officer:	Helen Ferdinand
Target date :	4th January 2010
Applicant :	Hatton-Woods Properties Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

Members noted that the addition of a balcony had been removed from the application and therefore the approval would apply to amendments to internal layout only.

RECOMMENDED APPROVAL

8. Planning Application: 09/04576/FUL

Site Address:	91 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations, extension and conversion of existing dwelling into 4 no flats with associated parking spaces. (GR 356461/116708)
Recommending Case Officer:	Andrew Collins
Target date :	13th January 2010
Applicant :	Mr G Darch
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer reported that a letter of objection had been received from the next-door neighbour, raising concerns about noise, potential water run-off and parking. The Technical Department was happy with the planned layout but Highways had yet to comment.

RECOMMENDED APPROVAL

Subject to no objection being raised by the Highways Authority.

7/475 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

7/476 CORRESPONDENCE

There was no correspondence.

7/477 SOUTH SOMERSET DISTRICT COUNCIL WORKSHOPS

Clive Davis informed Members that he had been to the first of two workshops (Agenda Item 7 refers) at the Council Offices in Brympton Way to discuss the South Somerset Local Development Framework as it affects Yeovil and surrounding parishes. David Recardo confirmed that the area in and around Yeovil would need to find room for an additional 19,700 dwellings by 2026 and it was important that any new major development should have a proper

infrastructure and not just be a dormitory. He felt that this could be achieved through the Urban Development Framework.

The ensuing discussion centred on the need to have the right facilities in place, e.g. hospitals, emergency services, schools and shops. Members commented on the fact that much of the development would be outside the town boundary but the new residents would travel in to use the Town's facilities.

It was agreed that Phil Chandler would represent the Town Council with Clive at the next workshop on 14 December and that the Assistant Town Clerk would ensure that all other Town Councillors who were not also District Councillors were invited to attend.

Chairman

SH
09/12/09