

YEOVIL TOWN COUNCIL

MINUTES of a meeting of MEMBERS OF THE **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 8 December 2008**

(7.00pm to 9.00pm)

Present:

Philip Chandler - Chairman
Julian Freke
Pete Goodman

Also Present:

Dave Greene - South Ward Member
Nick Head - Planning Officer, SSDC
Marianne Bareham - Planning Assistant, SSDC
Sally Bing - Assistant Town Clerk

7/332 **MINUTES**

The Minutes of the previous meeting held on 24 November 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/333 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey, Clive Davis, Tom Parsley, Wes Read and David Recardo.

7/334 **DECLARATIONS OF INTEREST**

Julian Freke and Dave Greene referred to their membership of South Somerset District Council and indicated that whilst they might speak and (in the case of Committee Members) 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.

7/335 **PLANS LIST**

1. Planning Application: 08/03127/FUL

Site Address:	Cyclepath Watercombe Lane To West Street Yeovil
Ward :	Yeovil (South)
Proposal :	The provision of a 360m length cycle path (Route amended from 04/00268/FUL (GR 354321/115978)
Recommending Case	

Officer:	
Target date :	29th December 2008
Applicant :	Summerfield Developments (SW) Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer explained that the signage for the cycle path would be determined by County Highways and it was recognised that the trees should be preserved.

Roy Margetts addressed the Committee explaining that whilst he did not object to the proposed cycle path, concerns had been raised regarding the point where the cycle path joined Westland Road. He explained that the exit from the proposed cycle path would form a junction with a privately owned section of the road and residents had expressed the requirement for a barrier at the end of the cycle path when the application had been considered previously. He explained that the barrier would prevent cyclists from existing the cycle path and entering the road whilst vehicles were driving and manoeuvring along the highway but that despite previous requests for the barrier, it had not been included on any plans for the proposals.

The Planning Officer explained that the section of cycle path to which Mr Margetts was referring, was not relevant to the application under consideration as the proposals within the application referred to a specific section of the cycle path which was to be diverted along a new route.

Dave Greene explained that as he was a County Councillor he would take forward the suggestion and request for a barrier at the end of the cycle path to his colleagues at the County Council.

RECOMMENDED APPROVAL

2. Planning Application: 08/04338/FUL

Site Address:	161 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The conversion of existing dwelling into 3 self contained units (GR 356621/116389)
Recommending Case Officer:	Andrew Collins
Target date :	9th December 2008
Applicant :	Home Group Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that all of the proposed development would be at the rear of the property and that whilst the density of dwellings within the property would increase, County Highways had reported that the proposals would not require the provision of off street parking.

Ashley Richards, objector, informed the Committee that parking was at a premium in the area and whilst government policies stated that parking in town centre locations may not be required, the needs of local residents

particularly in rural towns such as Yeovil, was very different. Mr Richards stated that the ramifications of no parking provision would exacerbate the existing parking problem in the area.

Members discussed the application and concerns were raised regarding the lack of parking in the area. It was felt that parking provision was required to help prevent potential problems caused by vehicles parking dangerously.

RECOMMENDED REFUSAL on the grounds of lack of parking (particularly as property not located on/near a bus route).

3. Planning Application: 08/04456/FUL

Site Address:	Land To The Rear Of Old SSE Building West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations to existing access to include provision of a new roundabout (GR 354982/115429)
Recommending Case Officer:	Andrew Collins
Target date :	30th December 2008
Applicant :	Mr Nigel Timmis
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the proposed roundabout was to be constructed to serve the site to the north of the roundabout and an anticipated planning application for a large development site to the south which would possibly be an office development.

Members raised concern that the roundabout under consideration would be in very close proximity to the roundabout proposed to serve the Ashleys site should planning permission for that site go ahead.

Nigel Timmins, applicant, explained that the proposed roundabout was for access to the former SSE site to the south of the road and that an application for that site would be submitted in due course. He added that the road design had been discussed with County Highways.

Members raised concerns regarding the close proximity of the two proposed roundabouts and it was felt that the road layout would cut across the entrance to an existing service garage.

RECOMMENDED REFUSAL on the grounds of premature development and the potential creation of an over engineered access when no planning permission had been sought for the redevelopment on the southern side of the road.

4. Planning Application: 08/04526/FUL

Site Address:	Gkn Westlands And Westland Road Car Park Westland Road Yeovil
Ward :	Yeovil (South)
Proposal :	The permanent retention of 149 car parking spaces. (GR 354601/115735)
Recommending Case Officer:	Andrew Collins
Target date :	17th December 2008
Applicant :	Agusta Westland
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Ministry of Defence has made no comments on the application. The Planning Officer also informed the Committee that a revised travel plan had been submitted as was required for approval of the site as a permanent parking area.

The Assistant Town Clerk read out comments in an email which had been received by the Case Officer from the agents for the application which explained that the application was for permanent permission for parking on the site following the successful application for temporary planning permission on two previous occasions. Other points in the email included confirmation that a travel plan had been developed in consultation with the County Council and submitted for consideration with the application and that the refusal of the application would potentially lead to over spill parking onto surrounding roads and the removal of the car park at considerable expense - potentially unreasonable as the car park had been in operation for ten years.

RECOMMENDED APPROVAL

5. Planning Application: 08/04528/FUL

Site Address:	139 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a single storey extension to rear of property and the formation of rooms in the roof space (GR 355526/117520)
Recommending Case Officer:	Sam Fox
Target date :	25th December 2008
Applicant :	Mr D Hawkins
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 08/04536/FUL

Site Address:	180 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and conversion of dwelling to 2 no flats (GR 356593/116336)
Recommending Case Officer:	Andrew Collins
Target date :	31st December 2008
Applicant :	H Sabeh
Type :	Minor Dwellings 1-9 site less than 1ha

Mrs Sabeh, applicant, addressed the Committee explaining that sound insulation had been installed and deemed to be acceptable by an officer of the District Council. Mrs Sabeh further added that the provision of off-street parking had not been included in the application under consideration, however she had been granted right of access over the access road and planned to install parking bays to the rear of the property when funds permitted.

Michael Taylor, objector, explained that when the application for 180 Sherborne Road had been previously considered, the applicant had been asked to provide additional sound insulation and a minimum of three parking spaces. He appealed to the Committee that these two conditions requested previously be added to any future planning approval. Mr Taylor explained that the private access road was owned by Beaumont House and other properties along Sherborne Road had arranged vehicular access and off-street parking. He stated that he understood the government policy on town centre parking and that residents of properties in the town centre would have access to town centre car parks for their vehicles overnight. However, the address at 180 Sherborne Road was not in close proximity to any public car parks.

Ashley Richards, objector, stated that the noise from the kitchens in both flats on one occasion was so loud that he and his family were unable to sleep. He felt that the sound insulation should have been an approved scheme as chimney breasts provide a channel for noise. He reiterated the comments of Michael Taylor explaining that off-street parking was imperative due to the lack of parking in the area. He further pointed out that the applications made for the alterations to the property were all retrospective.

In answer to a query the Planning Officer explained that he could not confirm whether this sound insulation had been completed to a satisfactory standard as no planning application on the alterations to the property had been approved.

RECOMMENDED REFUSAL on the grounds of lack of parking and inadequate sound insulation resulting in harm to amenity.

7. Planning Application: 08/04584/FUL

Site Address:	Building 200 Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of replacement double glazed windows and protective alloy panels below windows (GR 354275/115280)
Recommending Case Officer:	Andrew Collins
Target date :	26th December 2008
Applicant :	Mr C Terry
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer explained that work to the building required planning permission as this type of building does not benefit from permitted development rights.

RECOMMENDED APPROVAL

8. Planning Application: 08/04603/FUL

Site Address:	45 Camborne Grove Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of single storey extension and the erection of a two storey extension to dwellinghouse (Revised Application)(GR 357037/116414)
Recommending Case Officer:	Simon Fox
Target date :	29th December 2008
Applicant :	Mr R Robertson And Mr M Stayner
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 08/04653/FUL

Site Address:	16 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of two storey extensions to dwellinghouse (GR 355163/115164)
Recommending Case Officer:	Marianne Bareham
Target date :	5th January 2009
Applicant :	Mr & Mrs D Brown
Type :	Other Householder - not a Change of Use

The Planning Assistant explained to the Committee that the application was for 2 two storey extensions, one to either side of the existing property. She informed the Committee that a neighbour had raised concerns regarding

increased on-street parking which would potentially be exacerbated by the additional construction.

Concern was raised by Members regarding the two storey extension on the north-east side of the property due to the size of the property and the proximity to the neighbour.

RECOMMENDED REFUSAL on the grounds of overlooking and over-development in respect of the two storey section on the north-east side of the building (the extension to the west was regarded as acceptable).

10. Planning Application: 08/04723/FUL

Site Address:	66 Rowan Way Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear kitchen extension and a two storey side extension (354746/115081)
Recommending Case Officer:	Marianne Bareham
Target date :	14th January 2009
Applicant :	Mr C Turner
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

11. Planning Application: 08/04777/FUL

Site Address:	13 West Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwellinghouse (revised application) (GR 355011/116257)
Recommending Case Officer:	Marianne Bareham
Target date :	31st December 2008
Applicant :	Mr K Lambert
Type :	Other Householder - not a Change of Use

Members discussed the application noting that the revision was due to the lowering of the height of the eaves. It was felt that the width between the building and the site boundary was adequate and the Planning Officer confirmed that there was more than a 4 metre gap.

RECOMMENDED APPROVAL

12. Planning Application: 08/04797/LBC

Site Address:	Knapp House 225 Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Application to retain existing sash windows on front elevation (GR 353610/116146)
Recommending Case Officer:	Simon Fox
Target date :	1st January 2009
Applicant :	Mr And Mrs PB Langford
Type :	Other LBC Alteration

RECOMMENDED REFUSAL on the grounds that the retention of the windows would cause harm to the character and appearance of the listed building.

13. Planning Application: 08/04805/LBC

Site Address:	225 Preston Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The carrying out of internal and external alterations (Part retrospective) (GR 353610/116146)
Recommending Case Officer:	Simon Fox
Target date :	1st January 2009
Applicant :	Mr And Mrs PB Langford
Type :	Other LBC Alteration

The Planning Officer informed the Committee that there was an error in the report which stated that the retention of stick-on lead glazing was to be included in the proposals. He confirmed that the application would include the replacement of the stick-on lead glazing with traditional leaded glazing.

RECOMMENDED APPROVAL

14. Planning Application: 08/04972/FUL

Site Address:	7 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension, single storey rear extension and the erection of a new chimney (GR 355002/117179)
Recommending Case Officer:	Alex Skidmore
Target date :	16th January 2009
Applicant :	Mr G Howden
Type :	Other Householder - not a Change of Use

Mr Guy Howden, applicant, explained that he had withdrawn the previous application and had now submitted a revised application which addressed the issues raised by neighbours; he had moved the extension away from the boundary and forwards.

RECOMMENDED APPROVAL

15. Planning Application: 08/04524/COU

Site Address:	30B Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor from Class A1 (Retail) to Class A2 (Financial and Professional Services)(GR 355590/116074)
Recommending Case Officer:	Andrew Collins
Target date :	18th December 2008
Applicant :	Edward Jones Ltd
Type :	Other Change Of Use

RECOMMENDED APPROVAL

7/336 **AMENDED PLANS - FOR INFORMATION**

8. Planning Application: 08/03944/FUL

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a warehouse extension (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	11th November 2008
Applicant :	Asda Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

RECOMMENDED REFUSAL due to loss of TPO trees and unworkable proposals for vehicles turning into service yard.

7/337 **REPORT TABLE**

RECOMMENDED APPROVAL to the applications set out in the Report Table.

7/338 **PLANNING DECISIONS**

RESOLVED

that the matters be noted.

7/339 **CORRESPONDENCE**

The Assistant Town Clerk reported receipt of the following items of correspondence:-

- Advice of Appeal Receipt regarding the alterations and extensions to dwelling to include the raising and re-formation of rooms in the roof space at 32 Sandhurst Road, Yeovil, BA20 2LE (application number: 08/01547/FUL).
- Advice of forthcoming Public Inquiry regarding residential development of 14 no dwellings and 5 no flats over garage units, 18 no flats with associated roads, footways, parking, drainage and landscaping (reserved matters of 04/02981/OUT) at Land off St Michael's Avenue, Yeovil, BA21 4NE (application number: 08/00271/REM).

7/340 **STREET TRADING APPLICATION**

The Committee considered the report of the Assistant Town Clerk (Agenda item 9 refers).

RESOLVED

- (1) that the matters be noted; and
- (2) that the application for Street Trading Consent by David Wrennall and Richard Nicholl to sell hog roast, apple sauce, crackling, sage and onion stuffing, onion and roll be approved for pitch 11 on the street trading plan for the days requested with the exception of Tuesdays and Fridays due to the unavailability of the pitch on those days.

Chairman

SB/JW
10/12/08