

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 1 February 2010**.

(7.00pm to 8.20pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Pete Goodman
Simon Hester
Andrew Kendall
David Recardo
Wes Read

Also Present:

Sarah Hunt – Assistant Town Clerk
Diana Watts – Planning Officer – SSDC

7/494 **MINUTES**

The Minutes of the previous meeting held on 18 January 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/495 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke.

7/496 **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 and Wes Read declared a personal interest in Planning Application 10/00026/FUL as they worked for the same company as the applicant and knew them as a work colleague.

7/497 **PLANS LIST****1. Planning Application:09/04254/FUL**

Site Address:	53 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of replacement railings and gates (GR 355106/116368)
Recommending Case Officer:	Sam Fox
Target date :	25th February 2010
Applicant :	Mr R Saunders
Type :	Other Householder - not a Change of Use

The Planning Officer advised that the proposal was to install similar railings to the original Edwardian design and could therefore be considered to be in keeping with the wider conservation area.

RECOMMENDED APPROVAL**2. Planning Application: 10/00091/CON**

Site Address:	53 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of replacement railings and gates. (GR 355106/116368)
Recommending Case Officer:	Sam Fox
Target date :	25th February 2010
Applicant :	Mr R Saunders
Type :	Other Conservation Area Consents

RECOMMENDED APPROVAL (see item 1 above)

3. Planning Application: 09/04262/COU

Site Address:	4 South Western Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from a retail shop to a restaurant (Use Class A3) (GR 356152/115981)
Recommending Case Officer:	Helen Ferdinand
Target date :	15 March 2010
Applicant :	Mrs I Lowicka
Type :	Other Change Of Use

As there had been some confusion, the Planning Officer clarified that the application to change from a shop to a restaurant (Use Class A3) referred

solely to the ground floor. The take-away element of the application would be ancillary only.

RECOMMENDED APPROVAL

Subject to not being A5 (other than ancillary) and ground floor only. Also to note that very careful wording should be used to ensure that local residential properties would not be disturbed by noise and cooking odours in the early hours.

4. Planning Application:09/04504/FUL

Site Address:	5 Rustywell Lane Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 354971/115225)
Recommending Case Officer:	Jane Green
Target date :	2nd March 2010
Applicant :	Mr K Garrett
Type :	Other Householder - not a Change of Use

Members felt that the flat roof proposal was modest and would probably be more discreet than a pitched roof.

RECOMMENDED APPROVAL

5. Planning Application:09/04618/COU

Site Address:	21 Wyndham Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of premises from retail shop (Use Class A1) to takeaway food outlet (Use Class A5) (GR 356134/116121)
Recommending Case Officer:	Andrew Collins
Target date :	3rd March 2010
Applicant :	Mr Gary Allen
Type :	Other Change Of Use

The Planning Officer advised that the diagram appeared misleading as the site on the corner of Earle Street and Wyndham Street was No. 21, not No. 20 as shown. This was confirmed by Mr. Nardiello (supporter), who was keen to see the premises occupied. Members felt that the proposed Caribbean themed take-away would complement the increasing range of food outlets available in that part of Yeovil.

RECOMMENDED APPROVAL

Subject to the usual conditions affecting residential amenity in relation to noise and odour.

6. Planning Application:09/04837/FUL

Site Address:	6 Hillgrove Avenue Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse (Revised Application) (GR 354754/114726)
Recommending Case Officer:	Sam Fox
Target date :	16th February 2010
Applicant :	Mr I Cameron
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application:09/04907/FUL

Site Address:	27 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a first floor extension to dwelling (GR 355383/117424)
Recommending Case Officer:	Andrew Collins
Target date :	3rd March 2010
Applicant :	Mr Simon Hurford
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application:09/04971/FUL

Site Address:	Ivelhurst Care Home 27 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of extensions to nursing home (GR 355166/116461)
Recommending Case Officer:	Andrew Collins
Target date :	11th February 2010
Applicant :	Mr P White
Type :	Minor Other less than 1,000 sq.m or 1ha

Members were concerned at the magnitude of the proposed alterations and felt unanimously that they required more information prior to making any recommendations.

RECOMMENDED TO DEFER FOR FURTHER INFORMATION

On the grounds that application requires further clarification, ie. the design of the extension, the effect upon the Conservation Area, identification of protected trees and the proposed reduction in the amount of visitor/staff parking space provided.

9. Planning Application:10/00025/FUL

Site Address:	The Old Coach House 1A Rustywell Hendford Hill
Ward :	Yeovil (South)
Proposal :	The erection of a single storey side extension to dwellinghouse (GR 355033/115215)
Recommending Case Officer:	Sam Fox
Target date :	12th February 2010
Applicant :	Mr J Parker
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

10. Planning Application:10/00026/FUL

Site Address:	48 Buckland Road Pen Mill Trading Estate Yeovil
Ward :	Yeovil (East)
Proposal :	Replacement of existing mineral felt roof with a slightly pitched composite panel roof (GR 357547/116659)
Recommending Case Officer:	Helen Ferdinand
Target date :	8th March 2010
Applicant :	Mr N Allen
Type :	Minor Other less than 1,000 sq.m or 1ha

Members noted that the proposed slightly pitched roof was for a property on an industrial estate.

RECOMMENDED APPROVAL

11. Planning Application:10/00129/FUL

Site Address:	Old School House Eastland Road Yeovil
Ward :	Yeovil (East)
Proposal :	Works to patio area and retaining wall (GR 356161/116276)
Recommending Case Officer:	Sam Fox
Target date :	4th March 2010
Applicant :	Magna Housing Association
Type :	Minor Other less than 1,000 sq.m or 1ha

Members supported the proposed improvement works on this block of flats.

RECOMMENDED APPROVAL

7/498 **PLANNING DECISIONS**

RESOLVED

that the planning decisions be noted.

7/499 **CORRESPONDENCE**

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

- A letter to Town Councillors regarding the next Cluster Workshop meeting at the Shrubbery Hotel in Ilminster (Thursday 4th March 7-9 p.m.)
- A Tree Preservation Order in the rear garden of 14 Watercombe Lane, Yeovil.

Chairman

SH
03/02/10