

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 11 February 2008**

(7.00pm to 8.35pm)

### **Present:**

Wes Read – Chairman  
Philip Chandler  
Clive Davis  
Julian Freke  
Pete Goodman  
John Grana  
Simon Hester

### **Also Present:**

Andy Cato – Deputy Planning Team Leader (SSDC)  
Marianne Fettis – Planning Assistant (SSDC)  
Steve Nickerson – Police Architectural Liaison Officer, Avon and Somerset Constabulary  
Sally Bing – Assistant Town Clerk

### 7/148 **MINUTES**

The Minutes of the previous meeting held on 28 January 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/149 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey, Tony Lock, Tom Parsley and David Recardo.

### 7/150 **DECLARATIONS OF INTEREST**

Julian Freke referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which may be referred to that Council for determination, he would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

## 7/151 PLANS LIST

### 1. Officer Report On Planning Application: 07/05064/COU

Site Address:	20 Newton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Internal alterations and the change of use of premises to hostel (GR 356213/115974)
Recommending Case Officer:	Helen Ferdinand
Target date :	7th January 2008
Applicant :	Barnabas Housing Association Ltd
Type :	Other Change Of Use

Andy Cato summarised the application and highlighted the comments of the Regeneration Officer and the Police Architectural Liaison Officer in the Case Officer's report. He also stated that a 120 named petition had been received by the Planning Authority.

Jane Gorham, objector, informed the Committee that she was opposed to the extension of this hostel as she felt it would exacerbate the existing problems with street dwellers in the area. She stated that had been a resident in Ivel Court for ten years, ten years ago, and experienced frequent problems with people sleeping in the stairways. She added that the issues with drug problems in that area of the town needed to be addressed and that extending the accommodation for the hostel was not addressing the bigger issue.

Andy Cato explained that the application was within development limits and establishment of need was not required. The issues raised by the objector could not be dealt with under planning legislation.

Miss Gray, objector, addressed the Committee explaining that she had found two needles in one day on her property, one in a flower bed and one in her garden. She stated that a site notice should have been displayed to inform local residents of the proposed planning application but that she had passed the site every day and not seen a site notice. She further objected to the planned escape route as the route would run through her privately owned passageway and that under the Human Rights Act she was entitled to private home life.

She also stated that the flats in the building across the road from the planning application site had been on the market for an extended period of time and she felt that this application would cause detriment to the area making it even more difficult to sell property in the area.

Andy Cato explained that for this type of application, a site notice was not mandatory but that a choice of three methods of informing the public could have been used: (1) Notification to neighbouring residents; (2) a site notice; or (3) an advertisement in the local free paper. He added that in this case any one of these options could have been used for public consultation and that 23 letters had been sent to neighbouring properties.

With regard to the escape route, Andy Cato explained that it was proposed to increase the window opening on the gable end of the property to provide an additional means of escape from the building. He added that there was no inclusion in the application for a fire escape and if intended, this would require separate planning permission.

The Committee discussed the concerns raised by the objectors regarding the drug problems in the area. Steve Nickerson, Police Architectural Liaison Officer, explained that the problem with people sleeping rough in the area needed to be dealt with at the time the problem occurred and the incidents reported to the Police by residents.

Committee Members felt that there were no planning reasons to oppose the application but shared concerns raised by the objectors who had made comment in person and noted the petition which identified a significant problem in the area.

It was therefore considered appropriate to request that a copy of the petition and objections be forwarded to the Safer Neighbourhoods Team and Beat Manager to ensure that the Police were made aware of the concerns.

The Committee discussed the enlargement of the window at the gable end of the property and a suggestion was made that a condition be added to ensure the window was obscure glazed. However, on consideration, it was deemed that the enlargement of the existing window would cause no demonstrable harm to the area and no overlooking.

**RECOMMENDED APPROVAL** with a specific request that details of objections raised to the application and the 120 name petition be forwarded to the Safer Neighbourhoods Team of Avon and Somerset Constabulary.

2. Officer Report On Planning Application: 08/00228/FUL

Site Address:	135A West Hendford Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension (GR: 355027/115569)
Recommending Case Officer:	Helen Ferdinand
Target date :	10th March 2008
Applicant :	Mr J M Eglen
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

3. Officer Report On Planning Application: 08/00265/FUL

Site Address:	Nordic Lodge 13 Watercombe Lane Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of an extension to bungalow (GR 353939/116131)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	11th March 2008
Applicant :	Mr And Mrs Dixon
Type :	Other Householder - not a Change of Use

Andy Cato explained that this was a small extension to the gable end of a property. He added that one letter of objection had been received raising concerns regarding loss of light. He explained that the extension will face towards the neighbouring property but that no windows would overlook the neighbouring property and that it would be situated 5 metres away.

**RECOMMENDED APPROVAL**

4. Officer Report On Planning Application: 08/00282/FUL

Site Address:	Land Adjoining 169 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of 1 no 3 bedroom dwelling house with garage. GR (355657/116789)
Recommending Case Officer:	Diana Watts
Target date :	13th March 2008
Applicant :	Mr R Hirons
Type :	Minor Dwellings 1-9 site less than 1ha

The Committee discussed the application and whilst they were concerned that it would be detrimental to the aesthetics of the area, they agreed that it was not out of keeping and there were no highways concerns as the access would be from Kenmore Drive.

**RECOMMENDED APPROVAL**

5. Officer Report On Planning Application: 08/00297/FUL

Site Address:	Land Rear 176 And 178 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of two dwellings (GR: 355746/116767)
Recommending Case Officer:	Helen Ferdinand
Target date :	13th March 2008
Applicant :	Mr C M Pitman
Type :	Minor Dwellings 1-9 site less than 1ha

Andy Cato explained that historically planning permission had successfully been obtained on two occasions for a bungalow on the site.

The Committee discussed the proposals and raised concerns regarding the existing parking problems in the area and the proximity of the access to the site to a busy junction. It was also felt that the site was too small for two new dwellings but would be suitable for the erection of one dwelling.

Andy Cato explained that the semi-detached style was not significantly different to the layout of other properties in the area, he added that off-road parking would be provided.

**RECOMMENDED REFUSAL** on the grounds that two properties would appear cramped and result in over-development which would be out of keeping with the character of existing development in the area.

#### 7/152 **PLANNING DECISIONS**

##### **RESOLVED**

that the Planning Decisions be noted.

#### 7/153 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of Planning Application Decision Reference 07/02869/OUT. Location: Land rear of Pen Mill Hotel, Sherborne Road, Yeovil, BA21 5DB. Proposal: Outline application for the proposed development of 70 residential dwellings and associated means of access.

The Assistant Town Clerk also informed the Committee that a letter had been received from Nicholas Head, the Case Officer for application reference number: 07/05440/FUL. Location: Land rear of 99 West Coker Road, Yeovil, BA20 2JQ. Proposal: Demolition of existing garage and erection of one no. detached bungalow and garage and new garage to serve existing dwelling (revised scheme), explaining that whilst the Town Council had recommended refusal of the proposals; the District Council had recommended it for approval as it was considered that it met the requirements of the Planning Policy in the South Somerset Local Plan 2006. The Assistant Town Clerk explained that the letter was available to view if any Councillor wished to do so.

##### **RESOLVED**

that the matters be noted.

#### 7/154 **POLICE ARCHITECTURAL LIAISON OFFICER**

Steve Nickerson from Avon and Somerset Constabulary introduced himself and explained his role as the Police Architectural Liaison Officer for Mendip and South Somerset. He explained some of the requirements by developers to obtain the Secure by Design Accreditation and also explained the Crime Prevention Through Environmental Design criteria – a set of guidelines used by the Police Architectural Liaison Officers to assist developers and architects in designing out crime.

He explained that his role was to work closely with the planning authority and architects at the design stage of the developments, to work with them on the design and keep an over-view of the crime indicators for the area.

The Committee asked questions and raised concerns specific to Yeovil and Steve Nickerson further explained some of the ways in which the Crime Prevention Through Environmental Design guidelines were used to make new estates and developments safer whilst respecting the relationship between the environment and the construction of new builds.

**RESOLVED**

- (1) that the matters be noted;
- (2) that Steve Nickerson be thanked for his attendance at the meeting; and
- (3) that Steve Nickerson be invited to a future Town Council meeting to give a presentation on the role of the Police Architectural Liaison Officer to all Councillors.

7/155 **TREE PRESERVATION ORDER**

- (a) **RESOLVED** that no objections be made to the application;
- (b) **RESOLVED** that the matter be noted.

Chairman

SB/JW  
14/02/08