

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 16 February 2009**

(7.00pm to 8.40pm)

Present:

Philip Chandler (Chairman)
J Vincent Chainey
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
Wes Read

Also Present:

Helen Ferdinand - Planning Officer (SSDC)
Sam Fox – Planning Assistant (SSDC)
Sally Bing – Assistant Town Clerk

7/363 **MINUTES**

The Minutes of the previous meeting held on 2 February 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/364 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from David Recardo.

7/365 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, and Tom Parsley each 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.

Tom Parsley declared a personal interest in Planning Application number 09/00077/FUL at 228 St Michaels Avenue, Yeovil due to his acquaintance with the applicant.

Wes Read declared a personal interest in Planning Application number 09/00077/FUL at 228 St Michaels Avenue, Yeovil due to his acquaintance with the applicant.

7/366 **PLANS LIST**

1. Planning Application: 08/05054/FUL

Site Address:	Unit 5 To 9 Bartlett Park Gazelle Road Lynx Trading Estate
Ward:	Yeovil (South)
Proposal :	The siting of security fencing (Retrospective) (GR 353916/115209)
Recommending Case Officer:	Jane Green
Target date :	25th February 2009
Applicant :	Beales Plc (Trevor Jones)
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

2. Planning Application: 08/05185/FUL

Site Address:	62 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a first floor extension, a single storey extension, replacement garage, loft conversion including rear dormer and alterations to existing access (GR 354991/117339)
Recommending Case Officer:	Sam Fox
Target date :	24th February 2009
Applicant :	Mr And Mrs Dixon And Norris
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

3. Planning Application: 08/01593/COU

Site Address:	142 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Conversion of existing car port into a dog grooming parlour (GR 354809/117275)
Recommending Case Officer:	Simon Fox
Target date :	11th March 2009
Applicant :	Mr Colin Edwards

Type :	Other Change Of Use
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The Planning Officer confirmed that the parking layout on the plans detailed a parking turning area.

The Committee discussed the application and raised concerns regarding highway safety. Assurances were required that vehicles would be able to enter and exit the site onto Ilchester Road in forward gear. It was also requested by Members that a restriction of use to dog grooming or very similar business use only be added to any planning consent.

RECOMMENDED APPROVAL subject to a condition specifying use so that Planning Permission would be necessary if use changed and a condition regarding highway access/egress ensuring vehicles had sufficient turning space to exit the site onto Ilchester Road in forward gear.

4. Planning Application: 08/05/220/FUL

Site Address:	Garage Adjoining 93 Beer Street Yeovil
Ward :	Yeovil (South)
Proposal :	Demolition of existing garage and the construction of a ground floor flat with maisonette over (GR 354957/115844)
Recommending Case Officer:	Helen Ferdinand
Target date :	3rd March 2009
Applicant :	Mr Stephen Turley
Type :	Minor Dwellings 1-9 site less than 1ha

Ms Elizabeth Williams, objector, stated that there were no indications on the plans for weather proofing of the gap between the proposed and adjacent buildings. She also commented on the addition of the porch as the protrusion was not in keeping with the area as all other doorways were inverted. She further stated the impact on 93 Beer Street would be detrimental due to invasion of privacy by the installation of glass blocks which would cause overlooking from number 91 to the decking area of 93, and extraction units from 91 impacting 93. Elizabeth Williams raised concerns regarding the location of the guttering of the new building; that it may cause flooding of number 93 and also queried how access would be obtained for maintenance of the guttering. She added that the additional residents would result in additional vehicles parked on and around Beer Street exacerbating an existing parking problem in the area, which would also be made worse by the removal of the garage. She concluded by stating that the proposal was not in keeping with the area as it was not a Victorian terrace.

Mr Len Llewellyn Sheppard, objector, raised concerns regarding the waste pipes from number 91 Beer Street and the lack of provision of outside amenity for location of food waste bins and wheelie bins. He raised objections to the glass blocks at the back of the property due to loss of privacy for 93 and also questioned how maintenance and construction of the proposed dwelling would take place without access through an adjacent garden.

Peter Smith, objector, reiterated the points raised by the other two objectors.

The Planning Officer explained to the Committee that a similar scheme had been refused by SSDC but allowed on appeal. She added that consideration needed to be given to the implications of the changes from the previously allowed scheme and the proposals within the current application.

The Committee discussed the application and felt that the porch was out of keeping with the area and that the elevation of the new dwelling should be in keeping with the existing. Concern was also raised regarding loss of privacy to the adjacent dwelling; the quality of the development; lack of outside amenity; and impact on street scene.

RECOMMENDED REFUSAL on the grounds of over development, loss of amenity, loss of privacy, loss of light, impact on street scene, lack of amenity space for wheelie bins and additional occupants exacerbating existing on-street parking pressure.

(It was requested that it be recorded that the vote was unanimous)

5. Planning Application: 08/05243/FUL

Site Address:	13 Hillborne Gardens Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey and infill single storey rear extensions to rear of dwelling (GR 353061/116425)
Recommending Case Officer:	Marianne Bareham
Target date :	13th February 2009
Applicant :	Mr Anthony Perkins
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application 08/05358/ADV

Proposal :	The display of 41 various illuminated and non-illuminated signs (GR 353158/116143)
Site Address:	Asda Stores Ltd Preston Road Yeovil
Parish:	Yeovil
Ward : (SSDC Member)	Yeovil (South)
Division (SCC Member)	
Recommending Case	Diana Watts Tel:(01935)462483 Email: diana.watts@southsomerset.gov.uk

Officer:	
Target date :	9th March 2009
Applicant :	Asda Stores Ltd
Application Type :	Other Advertisement

The Planning Officer informed the Committee that an Advertising Consent required consideration of visual amenity and public safety. She added that only two of the proposed signs would be illuminated.

RECOMMENDED APPROVAL

7. Planning Application: 09/00015/FUL

Site Address:	60 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a garden room and veranda (GR 354993/117330)
Recommending Case Officer:	Sam Fox
Target date :	16th February 2009
Applicant :	Mr Roy Hannam
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application: 09/00039/FUL

Site Address:	16 Watercombe Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations to existing roof and the erection of a single storey rear extension (Revised application) (GR 353890/116101)
Recommending Case Officer:	Marianne Bareham
Target date :	17th February 2009
Applicant :	Mr P Latham
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 09/00046/FUL

Site Address:	Globetrotters Cafe Bar & Restaurant Ltd 73 South Street Yeovil
Ward :	Yeovil (Central)

Proposal :	The erection of a three-storey extension to the rear of public house to provide additional bedrooms. (GR: 355655/115856)
Recommending Case Officer:	Andrew Collins
Target date :	18th February 2009
Applicant :	Mr Chris Chapman
Type :	Minor Other less than 1,000 sq.m or 1ha

In discussion Committee members raised concerns regarding access and safety of visitors to the adjacent surgery during the construction of the development, as it was understood that the only form of access was via the Penn Hill Surgery car park.

RECOMMENDED APPROVAL with a request to the Case Officer to investigate access arrangements for construction.

10. Planning Application: 09/00077/FUL

Site Address:	228 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of trellis on top of existing rear boundary fence (Retrospective Application)(GR 356410/117320)
Recommending Case Officer:	Jane Green
Target date :	12th March 2009
Applicant :	Mr Malcolm Gulliver
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

11. Planning Application: 09/00101/FUL

Site Address:	The Green Dragon St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Installation of raised decking area with umbrella and the formation of new covered area to garden. (GR: 356418/117032)
Recommending Case Officer:	Andrew Collins
Target date :	5th March 2009
Applicant :	Marstons Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

Douglas Joslin, applicant and new Landlord of the Green Dragon, addressed the Committee explaining the reasons for the improvements to the Public House. He explained that the redevelopments would extend and improve the quality of the outside seating area. He explained that he had held a 3-hour "open session" to invite residents to view the proposals and answer queries and concerns.

Mr Huntley, objector, stated that historically the noise from the Public House had been unbearable, particularly due to the seating area at the front of the Pub. He felt that live music and noise from the Pub extended beyond reasonable hours.

Mr Joslin responded explaining that whilst the opening hours of the Green Dragon would not change, live music would be under licence and within restricted hours.

The Planning Officer explained that a petition had been received along with 7 letters of objection and 5 letters of support for the application.

During the ensuing discussion it was noted that the decking at the front of the pub was a concern but that an outside seating area provided at the back of the Pub may be an improvement, providing the proposed fence was erected to prevent overlooking of neighbouring residences.

RECOMMENDED APPROVAL

12. PLANNING APPLICATION: 09/00188/FUL

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a handrail to provide roof edge protection (Retrospective application)(GR 353158/116143)
Recommending Case Officer:	Nicholas Head
Target date :	18th March 2009
Applicant :	Asda Stores Ltd (Mrs Judi Scholey)
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

13. PLANNING APPLICATION: 09/00286/FUL

Site Address:	98 St Johns Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The formation of a rear access/parking area. (GR 356574/117306)
Recommending Case Officer:	Simon Fox

Target date :	16th March 2009
Applicant :	Mr C Threadgold
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

14. PLANNING APPLICATION: 09/00291/FUL

Site Address:	Garage Block Adjoining 107 Marl Close Yeovil
Ward :	Yeovil (West)
Proposal :	Demolition of existing garages and the erection of 6 No dwellings. (GR 354243/117206)
Recommending Case Officer:	Simon Fox
Target date :	17th March 2009
Applicant :	South Somerset Homes
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer read out comments contained in an email from the architects, Boon Brown, stating that the site was currently an eyesore and its redevelopment would significantly enhance the visual quality of the street scene and provide much needed rented affordable housing; that the existing garages lent themselves to anti social behaviour due to lack of natural surveillance and that the proposals were supported by the Police Architectural Liaison Officer; that it was felt that the loss of existing garages on the site would not result in significant displacement of vehicles onto the local roads; and that no objections had been raised by the County Highways Authority subject to conditions which were acceptable to the applicant.

David Higgins, objector, raised his concerns that the dwellings would overlook his, and two of his neighbour's properties. He stated that he had been informed that the wall at the bottom of his garden would be demolished and replaced with a wooden fence, however he felt it would be more secure to retain the existing wall or, if necessary, replace with a new wall.

RECOMMENDED APPROVAL subject to the rear boundary wall either being retained or replaced with a wall and not a fence

15. Planning Application: 09/00295/FUL

Site Address:	4 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of existing rear single storey extension and the erection of a rear two storey extension with detached single garage (GR: 356367/116285)
Recommending Case Officer:	Simon Fox

Target date :	18th March 2009
Applicant :	Mr Ed Forsey
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/367 **PLANNING DECISIONS**
RESOLVED that the matter be noted.

7/368 **CORRESPONDENCE**

There were no items for correspondence

7/369 **TREE PRESERVATION ORDER**

Application to fell one number grey popular know as T.13 in the South Somerset District Council (Yeovil No.7) Tree Preservation order 1995 (GR354325/115188) Location; Land At Entrance to Railway Walk, Lysander Road, Yeovil, Somerset, BA20 2AU

RESOLVED that no objections be raised to the proposal

Chairman

AB
27/02/09