

YEOVIL TOWN COUNCIL

MINUTES of the meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 February 2009**

(7.00pm to 7.40pm)

Present:

Philip Chandler (Chairman)
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
Wes Read
David Recardo

Also Present:

Dave Greene – South Ward Member
Jean Marshall – Development Control Team Leader (SSDC)
Sally Bing – Assistant Town Clerk

7/356 **MINUTES**

The Minutes of the previous meeting held on 19 January 2009, copies of which had been circulated, were amended as follows:

At the end of the minute for Planning Application 08/4366/FUL the minute stated “(John Grana and Simon Hester requested that their vote against the above recommendation be recorded,” and the words “*specifically due to their objection to the 106 agreement*)” were added.

Following this amendment the minutes were approved as a correct record and assigned by the Chairman.

7/357 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis.

7/358 **DECLARATIONS OF INTEREST**

Julian Freke, Dave Greene and David Recardo 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.

Tom Parsley declared a personal interest in Planning Application number 09/00293/FUL, Huish Baptist Church, Huish, Yeovil due to his acquaintance with staff at the hairdressing salon.

John Grana declared a personal interest in Planning Application number 09/00293/FUL, Huish Baptist Church, Huish, Yeovil due to his acquaintance with the applicant.

All members declared a personal interest in Planning Application number 08/05133/FUL, land rear of 163 Larkhill Road, Yeovil because the Town Council owned allotment land adjacent to the site

7/359 PLANS LIST

1. Planning Application: 09/000/11FUL

Site Address:	277 Stiby Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of 1 No. block of flats, 6 bungalows known as 23-28 St Anne's Gardens, 281 and 283 Stiby Road and 1 No. garage block and erection of 29 No. dwelling houses with highway improvements (Amendment to 08/00210/FUL) (GR 354103/117020)
Recommending Case Officer:	Simon Fox
Target date :	19th March 2009
Applicant :	South Somerset Homes Ltd
Type :	Major Dwlg's 10 or more or site 0.5ha+

Jean Marshall explained that the only amendments to the application were amendments to the ridge line.

RECOMMENDED APPROVAL

2. Planning Application: 09/00/175/FUL

Site Address:	16 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of 2 No. two storey extensions to dwellinghouse (Revised applications)(GR 355163/115164)
Recommending Case Officer:	Marianne Bareham
Target date :	17th March 2009
Applicant :	Mr D Brown
Type :	Other Householder - not a Change of Use

Paul Costello spoke on behalf of the applicant and explained that comments made following refusal of the previous application for the site had been addressed in the new proposals. He added that the extensions had been reduced in scale and the space between the extension and wall boundaries had been increased.

Jean Marshall explained that one of the extensions was now in line with the back wall of the property and had been reduced in size by just over 1 metre. She added that moving the extension in from the boundary line lessened the overall impact.

The Committee discussed the application and noted that the reduced size and improved design made the application more compatible with the site and surroundings.

RECOMMENDED APPROVAL

3. Planning Application: 09/00/198/FUL 61 West Coker Road

Site Address:	61 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Part retrospective/part amended application for two commercial units (pharmacy and hair salon) and two first floor residential units together with air conditioning units (GR354540/114693)
Recommending Case Officer:	Helen Ferdinand
Target date :	12th March 2009
Applicant :	Ms Sharon Stagg
Type :	Minor Other less than 1,000 sq.m or 1ha

The Committee considered the Case Officers report and Jean Marshall pointed out that the application included the change of use of the ground floor flat into a pharmacy and planning permission for existing air conditioning that had been previously installed without permission.

RECOMMENDED APPROVAL

4. Planning Application: 09/00/293/FUL

Site Address:	Huish Baptist Church Huish Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the conversion of redundant chapel into 4 No flat and office.(GR 354997/115990)
Recommending Case Officer:	Andy Cato

Target date :	17th March 2009
Applicant :	Mr Andrew Hatton-Woods
Type :	Minor Dwellings 1-9 site less than 1ha

Jean Marshall explained that in addition to the conversion of the redundant chapel into four two bedroomed flats the proposals included a small office unit, and in answer to a query confirmed that there was no indicated relationship between the office and the flats.

Concern was raised by the Committee that there would be no parking provision particularly for visitors attending the office, and Jean explained that the intended use for the office space would be class B1 which would include use by solicitors, accountants etc.

In answer to a query Jean confirmed that she would seek clarification as to whether the office space was already in use making the application retrospective.

RECOMMENDED APPROVAL subject to restriction of the office space to class B1 use only. The Town Council wished to note that they considered the application to be part retrospective.

5. Planning Application: 08/051/33/FUL

Site Address:	163 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations to modify existing access to form highway and demolish existing garages and no 163 Larkhill Road to erect 13 dwellings. (GR 353976/116934)
Recommending Case Officer:	Alex Skidmore
Target date :	4th March 2009
Applicant :	South Somerset Homes Ltd
Type :	Major Dwlg's 10 or more or site 0.5ha+

Jean Marshall explained that during the previous application process, concern had been raised regarding the visibility display across the Pentecostal Church. She stated that the draft Section 106 Agreement had now been received and that the application was now entirely in accordance with the inspectors decision which had been issued following appeal of the last Planning Application Decision for this site.

The Committee discussed their concerns regarding Highways safety, and whilst these had not been allayed, accepted the comments made in the inspector's decision.

Concern was raised regarding the availability of funds from the Section 106 Agreement and Jean Marshall assured the Committee that any income under the scheme would be specifically set aside for its intended use.

Concern was also raised regarding the right of access over the application site for allotment tenants, staff and agents to access the allotment site which was owned by Yeovil Town Council. Jean Marshall confirmed that the alignment of the road was the same and it was possible to add an informative to the recommendation requesting confirmation of right of access to the allotment site.

RECOMMENDED APPROVAL subject to an informative requesting confirmation of right of access over the application site to the adjacent allotment land owned by Yeovil Town Council.

7/360 **PLANNING DECISIONS**

Concern was raised that the decision taken by the District Council differed to the recommendation by the Town Council for Application 08/04334/FUL, 163 Sherborne Road, Yeovil. Jean Marshall confirmed she would investigate and report back to the Committee.

With regard to Planning Application 08/04005/FUL, Jean Marshall confirmed that a condition had been added to the decision issued by South Somerset District Council, restricting the 5 metre high fence to the duration of use of the site as a scrap yard.

RESOLVED that the matters be noted.

7/361 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that notification had been received from South Somerset District Council that amended plans were now available for the Key Site at Lyde Road Yeovil Somerset BA21 5HR. Planning Application number 08/04443/REM Proposal: residential development of 226 dwellings with landscaping, open space, infrastructure and all other associated works, and application number 08/04785/REM, Proposal: residential development of 119 units, landscaping open space, infrastructure and all other associated works.

Jean Marshall confirmed that a design code had now been approved and amended plans were available to view on the District Council's website. It was also confirmed that the amended plans would be submitted to a future Planning and Licensing Committee Meeting.

RESOLVED that the matters be noted.

7/362 **TOWN AND COUNTRY PLANNING ACT 1990** **TEMPORARY CHANGE OF USE OF A PLAYING FIELD TO PROVIDE** **TOPSOIL STORAGE IN CONNECTION WITH CONSTRUCTION OF NEW** **PRIMARY SCHOOL AT PARCROFT JUNIOR SCHOOL, SUMMERLEAZE** **PARK, YEOVIL, SOMERSET, BA20 2BP**

The Assistant Town Clerk confirmed that notification had been received that the above Planning Application (08/05143/R3C) had been granted conditional Planning Permission.

RESOLVED that the matter be noted.

Chairman

AB
12/02/09