

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 2 January 2008**

(7.00pm to 9.50pm)

### **Present:**

Wes Read – Chairman  
J Vincent Chainey  
Philip Chandler  
Simon Hester  
Tom Parsley  
David Recardo

### **Also Present:**

Ian Martin – West Ward Member  
Pat Martin – West Ward Member  
Jean Marshall – Planning Team Leader (SSDC)  
Simon Fox – Planning Officer (SSDC)  
Alan Tawse – Town Clerk

### 7/128 **MINUTES**

The Minutes of the previous meeting held on 10 December 2007, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/129 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, Julian Freke, Pete Goodman and Tony Lock.

### 7/130 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Ian Martin, Pat Martin, Tom Parsley 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.

Wes Read and David Recardo each declared a personal and prejudicial interest in application number 07/04900/FUL (Westland Helicopters Ltd, Lysander Road, Yeovil) in view of their employment by a division of the same Company.

Philip Chandler declared a personal interest in application number 07/05574/FUL (46/46A Mount Pleasant, Yeovil) in view of his chairmanship of the Newtown Community and Tenants' Association.

J Vincent Chainey declared a personal interest in application number 07/05107/ADV (10 Sherborne Road, Yeovil) in view of his registration with the dental practice located therein.

## 7/131 **PLANS LIST**

### 1. Planning Application: 07/05204/REM

Site Address:	Former Seatons Garage West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 17 no apartments and 13 no houses (Reserved Matters of 05/00677/OUT) (GR 354941/115608)
Recommending Case Officer:	
Target date :	29th February 2008
Applicant :	Jephson Housing Association Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer outlined the application and indicated that amended plans were to be submitted by the applicant regarding the proposed new access road and cul-de-sac.

She added that the Landscaping Officer, Open Spaces Officer and Economic Development Officer had all expressed no objection to the application.

**RECOMMENDED APPROVAL** subject to the Highways and Planning Officers being satisfied with the amended plans.

### 2. Planning Application: 07/05593/FUL

Site Address:	Site North Of Clarence Court Clarence Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The demolition of existing garage and the erection of 13 residential apartments (GR: 355491/116086)
Recommending Case Officer:	
Target date :	7th March 2008
Applicant :	Greatworth Properties Plc
Type :	Major Dwlg 10 or more or site 0.5ha+

Colin Sheen, objector, expressed surprise at the absence of affordable housing within the proposed scheme. However, the Planning Officer indicated that given the number of units, there was no obligation upon the developer to make such provision.

John Rawlins, objector, expressed concern at the proposals which he felt would result in an over-development of the site and a loss of privacy by the residents of Clarence Court. He also drew attention to the absence of on-site

car parking and the limited availability of public car parking in the immediate vicinity.

Shaun Travers, agent, referred to the design of the proposed development which was consistent with a previous application, for which approval had been granted, on the nearby former 'Le Jardin' site.

He felt that, given the urban context of the site, the extent by which the site was overlooked was not unacceptable and that, whilst the comments of the Highway Authority were still awaited, he did not envisage a problem with the proposed parking arrangements.

During the ensuing discussion, Members expressed their concern about the application which they felt would result in an over-development of the site and an unacceptable loss of privacy by nearby residents whose properties and amenity area would be overlooked to an unacceptable degree.

Whilst the Highway Authority had yet to submit their comments, it was noted that discussions had previously taken place between the Highway Authority and the District Council regarding the future provision of an exit road from the nearby Tesco Store onto Clarence Street following the introduction of planned improvements to the nearby Hospital Roundabout.

**RECOMMENDED REFUSAL** on the grounds that:-

- (1) the proposals constitute an over-development of the site leading to an unacceptable loss of privacy for nearby residents; and
- (2) the lack of car parking provision.

3. Planning Application: 07/05574/FUL

Site Address:	46 & 46A Mount Pleasant Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of former Co-operative Society building and erection of block of 8 apartments with car parking (GR: 356233/116487)
Recommending Case Officer:	Simon Fox
Target date :	
Applicant :	Greatworth Properties Plc
Type :	Minor Dwellings 1-9 site less than 1ha

During the ensuing discussion, reference was made to the need for the Developer to be encouraged to carefully plan and manage the proposed demolition of the existing building – to minimise its impact on existing residents and businesses.

**RECOMMENDED APPROVAL**

#### 4. Planning Application: 07/04900/FUL

Site Address:	Westland Helicopters Ltd Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of two storey modular office (GR: 354661/115520)
Recommending Case Officer:	Andrew Collins
Target date :	12th February 2008
Applicant :	Westland Helicopters Ltd
Type :	Major Offs floorspace 1,000 sq.m or 1ha+

*(Wes Read and David Recardo, having each declared a personal and prejudicial interest in respect of this application, left the room during its consideration and took no part in the discussion or voting thereon).*

*(Philip Chandler in the Chair)*

#### **RECOMMENDED APPROVAL**

#### 5. Planning Application: 07/03458/OUT

Site Address:	Land Rear Of 3 Preston Grove Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a dwellinghouse and alterations to access (GR 354854/115964)
Recommending Case Officer:	Helen Ferdinand
Target date :	8th October 2007
Applicant :	Mr & Mrs S Taylor
Type :	Minor Dwellings 1-9 site less than 1ha

*(Wes Read in the Chair)*

During the ensuing discussion, Members expressed their concern at the proximity at the proposed access to the nearby Grove Avenue/Preston Grove junction and the unacceptable impact of the proposals on nearby residents.

**RECOMMENDED REFUSAL** on the same grounds as the previous (2006) application.

6. Planning Application: 07/04758/ADV

Site Address:	4 Ivel Square Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The display of 1 no. internally illuminated shop sign and 1 no. internally illuminated projecting sign. (GR 355889/116048)
Recommending Case Officer:	
Target date :	23rd January 2008
Applicant :	Cargo Home Shop
Type :	Other Advertisement

**RECOMMENDED APPROVAL**

7. Planning Application: 07/05107/ADV

Site Address:	10 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The display of 2 externally illuminated fascia signs (GR 356204/116078)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	5th February 2008
Applicant :	Mr Derek Turner
Type :	Other Advertisement

The Planning Officer indicated that the property in question was a Listed building and she was still awaiting the comments of the Conservation Officer on the application.

**RECOMMENDED APPROVAL** provided that no detrimental comments are received from the Conservation Officer.

8. Planning Application: 07/05179/FUL

Site Address:	Land Adjoining 42 Forest Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Erection of 1 no. detached bungalow (GR 354358/115082)
Recommending Case Officer:	Greg Lester
Target date :	17th January 2008
Applicant :	Mrs M.C. Ryrie
Type :	Minor Dwellings 1-9 site less than 1ha

**RECOMMENDED APPROVAL**

9. Planning Application: 07/05187/FUL

Site Address:	Land Rear Of The Small House Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations to access and the erection of two dwellings and garages (GR: 355050/114889)
Recommending Case Officer:	Helen Ferdinand
Target date :	7th January 2008
Applicant :	Pearce Properties Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

During the ensuing discussion, reference was made for the need to ensure that adequate tree protection measures were implemented as part of any permission granted, and that the adjoining banks were stabilised.

**RECOMMENDED APPROVAL** subject to compliance with the comments of the Arborist and a condition being included to address and preserve the stability of the banks to the lane.

10. Planning Application: 07/05224/FUL

Site Address:	5 Waterloo Lane Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of an outside kiosk on the existing deck area (Re-Submission) (GR 355478/115971)
Recommending Case Officer:	
Target date :	23rd January 2008
Applicant :	Mr C Drake
Type :	Minor Other less than 1,000 sq.m or 1ha

During the ensuing discussion, reference was made to the importance of ensuring that any permission granted referred to the use of the kiosk as being ancillary to the use of the adjoining premises.

**RECOMMENDED APPROVAL** subject to the proposed kiosk remaining ancillary to the adjoining premises (5 Waterloo Lane) with a view to ensuring that it could not be sold off separately.

11. Planning Application: 07/05234/FUL

Site Address:	8 Tarratt Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a bungalow (GR 354834/114474)
Recommending Case Officer:	
Target date :	10th January 2008
Applicant :	Coker Trading Co Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

Nigel Gage, objector, drew attention to the limited size of the site which he felt would lead to an over-development of the plot should the application be approved. He also felt that the design of the proposed development was out of character and would result in a detrimental impact on the amenity of the area.

**RECOMMENDED REFUSAL** on the same grounds of the previous (November 2007) application.

12. Planning Application: 07/05342/COU

Site Address:	129 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use from A1 retail to beauty/health club ( GR 356148/116057)
Recommending Case Officer:	Helen Ferdinand
Target date :	16th January 2008
Applicant :	Ezzat Ameri
Type :	Other Change Of Use

The Planning Officer indicated that the Economic Development Officer had no objection to the proposed change of use.

**RECOMMENDED APPROVAL**

13. Planning Application: 07/05365/FUL

Site Address:	159 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Erection of 2 no. 2 bedroom apartments. (GR 354729/117256)
Recommending Case Officer:	Greg Lester
Target date :	30th January 2008
Applicant :	Mr B Nardiello
Type :	Minor Dwellings 1-9 site less than 1ha

Geoff Jarvis, agent for the applicant, expressed the view that the design of the proposed development was in keeping with nearby buildings and that the planned car parking arrangements were in compliance with the suggestions of the Highway Authority.

During the ensuing discussion, Members referred to the importance of ensuring that an appropriate condition was included in respect of my permission granted to control on-site parking.

**RECOMMENDED APPROVAL** subject to the inclusion of an appropriate condition to control on-site parking.

14. Planning Application: 07/05371/FUL

Site Address:	92 Legion Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Erection of two storey extension and conservatory. GR (354714/116533)
Recommending Case Officer:	Greg Lester
Target date :	
Applicant :	Mr & Mrs Smeeth
Type :	Other Householder - not a Change of Use

The Planning Officer indicated that, at the suggestion of the Highway Authority, he had requested an amended plan from the applicant to show the proposed car parking arrangements.

**RECOMMENDED APPROVAL** subject to the Highway Authority being satisfied with the amended parking scheme.

15. Planning Application: 07/05376/FUL

Site Address:	58 West Hendford Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Conversion of shop selling car spares to a dwellinghouse (GR: 355084/115645)
Recommending Case Officer:	Greg Lester
Target date :	17th January 2008
Applicant :	Mrs E R Frost
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer outlined the views of the Economic Development Officer who felt that greater efforts should be made to market the property before any change of use was granted. However, the Planning Officer felt that it would be difficult to sustain this view as a reason for objection as such a change was unlikely to have a *significant* adverse impact on employment opportunities in the area.

Reference was also made for the potential for creating off-street parking provision next to the property.

**RECOMMENDED APPROVAL**

16. Planning Application: 07/05441/FUL

Site Address:	Homeleigh Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	Demolition of existing dwelling and erection of building comprising 7 apartments (GR: 354933/114933)
Recommending Case Officer:	
Target date :	22nd January 2008
Applicant :	Richards Rooflines
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer indicated that 5 objections had been received to date, which related to an unacceptable increase in traffic next to a busy roundabout and the design being out of character and proportion with the surrounding properties.

Lee Wright, agent for the applicant, referred to a previous unsuccessful application and indicated that the current proposal comprised a more traditional style building using matching materials which he felt was in keeping with the area.

During the ensuing discussion, reference was made to the impact of converting large properties into smaller units and the need to improve pedestrian access arrangements in the area.

The Planning Officer undertook to investigate how this could be achieved with the Highways Authority.

**RECOMMENDED APPROVAL**

17. Planning Application: 07/05514/FUL

Site Address:	114 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a single storey extension to dwellinghouse (GR 354957/117161)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	28th January 2008
Applicant :	Mr And Mrs M Newman
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

18. Planning Application: 07/05573/OUT

Site Address:	20 Greenhill Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of 1 no dwelling adjoining 20 Greenhill Road (Re-submission) (GR: 356586 / 117198)
Recommending Case Officer:	Greg Lester
Target date :	
Applicant :	Mr G Barclay
Type :	Minor Dwellings 1-9 site less than 1ha

**RECOMMENDED APPROVAL**

19. Planning Application: 07/05594/FUL

Site Address:	The Park School The Park Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and conversion of existing cottage to changing rooms and erection of new multi-purpose studio/hall for school and community use (GR 355397 116171)
Recommending Case Officer:	
Target date :	4th February 2008
Applicant :	The Park School
Type :	Minor Other less than 1,000 sq.m or 1ha

Gillian Spearing, objector, drew attention to the impact which she felt the proposed development would have on her own and neighbouring properties – both during the construction period and afterwards.

She felt that the design of the proposed building was not in keeping with the adjoining cottages and was concerned about the safety of the occupiers of the cottages should the intervening walls be permanently removed.

Whilst she acknowledged that land belonged to the school and could be currently used for school-related activities, she felt that, should permission be granted, efforts should be made to minimise the impact of the use of the proposed structure on neighbouring properties.

In response, the Planning Officer indicated that the proposed building was approximately 5 metres away from the nearest property and that the new link into the proposed structure would be double glazed.

Given the limited height and size of the new building, she did not feel that it would have an unacceptably detrimental impact on the amenity of the nearby properties.

During the ensuing discussion, Members felt that on balance the application should be granted. However, it was felt that the hours of use of the proposed building should be limited and the necessity to include access doors in the

glazed link be further investigated as ways of mitigating its impact on neighbouring properties. It was also felt that the existing boundary walls should be retained.

**RECOMMENDED APPROVAL** subject to

- (1) the retention of existing boundary walls;
- (2) the inclusion of a condition to limit the hours of use; and
- (3) the Planning Officer investigating the necessity to include the two sets of access doors to the proposed glazed link.

7/132 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

7/133 **CORRESPONDENCE**

There were no items of correspondence.

7/134 **PARCROFT JUNIOR SCHOOL, SUMMERLEAZE PARK, YEOVIL – CONSULTATION**

The Committee considered an application by Somerset County Council regarding the construction of a new school and demolition of existing school buildings – to include a 14 class primary school, early years centre, new access, car parking, 2.4m high fencing and ancillary works at Parcroft Junior School, Summerleaze Park, Yeovil.

During the ensuing discussion, reference was made to the need to ensure that, should the application be granted, adequate traffic calming and speed control arrangements were put in place around the new vehicular access.

Reference was also made to the consultation process on this particular application and the Town Clerk was requested to investigate the extent to which the District Council and local County Councillors had been involved in the process.

**RECOMMENDED APPROVAL** subject to a full transport impact and safety assessment being carried out, and the developer meeting the cost of implementing any identified traffic and speed management measures onto and along Preston Grove.

Chairman