

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 28 January 2008**

(7.00pm to 9.00pm)

### **Present:**

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

### **Also Present:**

Andrew Collins – Planning Officer, SSDC  
Alex Skidmore – Planning Assistant, SSDC  
Sally Bing – Assistant Town Clerk

### 7/142 **MINUTES**

The Minutes of the previous meeting held on 14 January 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/143 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey and Tony Lock.

### 7/144 **DECLARATIONS OF INTEREST**

Julian Freke, Tom Parsley 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 may 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.

7/145 **PLANS LIST**

1. Officer Report On Planning Application: 07/03773/FUL

Site Address:	Land Rear Of 19 Highfield Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of a block of 5 flats with parking and garage (GR356058/116625)
Recommending Case Officer:	Helen Ferdinand
Target date :	8th October 2007
Applicant :	Mr S Mak
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that issues regarding the visibility splays had been addressed since the last application for this site had been submitted and withdrawn in August 2006. He further stated that highways had requested the parking area should be designed to allow easy manouvability on the site and the door of the garage should be of roller shutter style to allow as much space as possible for parking in the area.

In answer to a question from the Committee, the Planning Officer explained that highways were still awaiting amended plans to ensure that one parking space is large enough and the roller garage door is included.

The Committee raised concerns regarding the lack of amenity space, particularly for number 19, should this development go ahead.

It was confirmed that 8 parking spaces are included within the proposals which would be consistent with the number required under government guidelines.

Concerns were raised that too many properties were being squeezed into a small space and that inclusion of Section 106 obligations had not been identified.

**RECOMMENDED REFUSAL** on the grounds of over-development of the site and lack of amenity space.

2. Officer Report On Planning Application: 07/05440/FUL

Site Address:	Land Rear Of 99 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing rear garage and erection of 1 no. detached bungalow and garage and new garage to serve existing dwelling. (Revised scheme) GR (354151/114524)
Recommending Case Officer:	
Target date :	7th February 2008
Applicant :	Mr & Mrs Reid
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that the garage to serve the existing property had been removed from the plans and therefore the description of the planning application had also changed. He added that four Tree Preservation Orders had been served on various trees on the site which had resulted in the removal of the garage to ensure the retention of one of the trees.

Lee Wright, agent, explained to the Committee that the previous proposal which had been refused early in 2007, was for two 2 storey dwellings on the same site. He added that the application under consideration was for one single storey bungalow and that the reasons for refusal of the previous application (scale/massing and lack of arboricultural input) had been addressed and he felt that the scheme had met all requirements to reduce impact on neighbouring properties.

He also explained that he had worked with the District Council Tree Officer regarding the Tree Preservation Orders and designing the proposals to accommodate the protected trees.

During the ensuing discussion, the Committee raised objections to the site being referred to as brown field development land but the Planning Officer explained that under PPS3 gardens are classified as brown field sites.

Discussion took place regarding the impact the dwelling would have on neighbouring properties as well as the similar properties built in gardens of other houses along West Coker Road.

It was confirmed by the Planning Officer that the existing property at 99 West Coker Road was 9 metres to ridge height and the proposed dwelling would be 5 metres.

With regard to highways conditions, the Planning Officer explained that the previous comments and recommendations regarding access and visibility splay apply.

**RECOMMENDED REFUSAL** on the grounds that the size of the dwelling would be too large for the size of the plot and would dominate surrounding plots, it would cause increased density, adverse effect upon amenity of residents and highway danger due to limited visibility splays.

3. Officer Report On Planning Application: 07/05486/FUL

Site Address:	Workshop Stores And Premises Rear Of 3 Victoria Road Yeovil
Ward :	Yeovil (East)
Proposal :	Conversion of premises (Use Class B1 & B2) to from 4 no. flats GR (356871/116521)
Recommending Case Officer:	Andrew Collins
Target date :	4th February 2008
Applicant :	Mr P Norris
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that the proposal is to convert an existing business property into four flats.

Luke Hosking, agent, explained to the Committee that he aimed to provide affordable and sustainable dwellings without parking spaces as the site was within close enough proximity to town for access via foot or cycle. He added that he had been in consultation with the previous owner of the site to purchase additional land for bin storage and also explained that this property had been marketed as a business premises for over a year but had not sold due to poor demand for commercial premises in this area. He pointed out that the roof would not cause any more loss of light than the existing properties.

The Committee discussed the application and raised concerns regarding lack of parking as the bus service in that part of town is not extensive.

Concern was also raised regarding the complete lack of amenity space and the exacerbation of existing problems with on-street parking as the development proposed no off-street parking spaces.

It was generally agreed that whilst objections were not raised to the principle of a development in that area, the design of the proposals with no parking and no amenity space was unacceptable.

Concern was also raised regarding the deterioration of commercial buildings on sites such as these and a request was made for further information from the Economic Development Officer regarding plans for business development around the town.

**RECOMMENDED REFUSAL** on the grounds of over-development of the site, lack of parking and lack of amenity space.

4. Officer Report On Planning Application: 07/05476/FUL

Site Address:	31 Glenville Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The conversion of a terraced house into 2 flats (GR 356551/116754)
Recommending Case Officer:	Greg Lester
Target date :	11th February 2008
Applicant :	Mr B White
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Assistant explained that comments had been received from County Highways requesting a condition is added to provide cycle storage for two bicycles. She added that two residents had raised concerns regarding lack of parking and poor access for emergency services.

The Committee discussed the proposals and concluded that whilst the conversion of a family house into two flats was not favourable, it would have no more impact than if it remained as a family dwelling.

A question was raised regarding the storage of wheelie bins and the applicant was able to confirm that the garden at the rear of the property would be split into two so that each flat would have access to outside storage space.

### **RECOMMENDED APPROVAL**

#### 5. Officer Report On Planning Application: 07/05668/ADV

Site Address:	Land To The Rear Of Old SSE Building West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	The display of a non illuminated free standing V shaped sign (GR 354982/115429)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	28th February 2008
Applicant :	Abbey Manor Group
Type :	Other Advertisement

The Committee discussed the proposals and raised concerns that the size and impact of the sign would cause distraction to road users, particularly due to the number of junctions with traffic lights in close proximity to the proposed siting of the sign.

**RECOMMENDED REFUSAL** on the grounds that the size of the sign would be too obtrusive, the sign is not proposed to be located on the site it is advertising and it would prejudice highway safety.

(David Recardo left the room during consideration and voting on the next application.)

#### 6. Officer Report On Planning Application: 07/05671/FUL

Site Address:	6, 8 & 9 Aldon House Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of fencing boundaries to 6, 8 and 9 Aldon House (GR 355446/115039)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	3rd March 2008
Applicant :	Finbury Homes Ltd
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL** subject to conditions suggested by the Principal Conservation Officer.

7. Officer Report On Planning Application: 07/05682/FUL

Site Address:	Coopers Mill Brunswick Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a smoking shelter and formation of a decking area and new access door from bar area (GR 355350/115495)
Recommending Case Officer:	Helen Ferdinand
Target date :	3rd March 2008
Applicant :	Greene King Pub Co
Type :	Minor Other less than 1,000 sq.m or 1ha

It was considered that the proposed smoking shelter is at a reasonable distance from residential properties and Members felt that the proposals tidy up the outside of the building.

**RECOMMENDED APPROVAL**

8. Officer Report On Planning Application: 08/00033/FUL

Site Address:	Chudleighs Mill Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Change of use and refurbishment of mill buildings, demolition and replacement of existing steel portal framed building and extension to provide a total of 9 apartments (GR 357070/116123)
Recommending Case Officer:	Andrew Collins
Target date :	15th February 2008
Applicant :	TST Properties (Bath) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that Natural England had requested an ecological survey and that the Economic Development Officer had raised no concerns regarding the application. He added that the Highways Agency had been in discussion with the applicant and had verbally reported that the proposals were acceptable but that the comments from the Environment Agency were still awaited.

Mr Grant, applicant, explained to the Committee that he had been in discussions with the Highways Agency and addressed the issues regarding access. He stated that he had received confirmation from Somerset County Council Highways that the proposed access and layout was acceptable and that a financial contribution to a local safety scheme would be included.

With regard to the Environment Agency, he stated that he was in communication with them regarding proposals to address the flooding issues and would be meeting with them the next day. He explained that they had raised concerns regarding the level of ground floor parking slab and he now proposed to raise this slab to 29.74 which would be equal to the level of Sherborne Road and would no longer include a suspended slab.

With regard to foul drainage, Mr Grant addressed the Committee's concerns stating that the original plans were for a private sewage treatment plant as it was difficult to access existing foul drainage due to differing levels. However a solution had now been found as it was proposed to install a pumping station to pump effluent to the correct level to meet with the closest sewer at F J Chalke.

Concern was raised by the Committee regarding the number of apartments on a small site and the Planning Officer explained that 15 apartments had been approved in 1997 and more recently, an application for 13 apartments had also been approved. He further explained that the last application for 9 apartments had been refused on the grounds of highway safety and flooding rather than over-development of the site.

The Committee commented that it was pleasing to see the inclusion of a hydro-electric generator in this scheme.

## **RECOMMENDED APPROVAL**

### **9. Officer Report On Planning Application: 08/00002/REM**

Site Address:	17 Preston Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of two houses (GR 355223/116463)
Recommending Case Officer:	Helen Ferdinand
Target date :	13th February 2008
Applicant :	M G Jones/c Collins/p Collins
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Assistant explained that a further letter of objection had been received since the report had been written.

David Recardo explained that whilst the report stated that two outline permissions for the site had been refused in October 2007 and December 2007, the application under consideration for reserved matters had been submitted just before the expiration of the outline planning application granted in December 2004. Therefore, the reserved matters application keeps the outline planning permission 04/01611/OUT live until determination of reserved matters.

It was confirmed that only reserved matters could be discussed at this time and the Planning Officer explained that the outline permission was only for the principle of development on that site so all other matters including access could be taken into consideration.

The Committee raised concerns regarding dangerous access and egress to and from the site.

**RECOMMENDED REFUSAL** on the grounds of dangerous access/egress, no visibility splay to the right due to bend in the road and close proximity to roundabout.

(Julian Freke left the meeting.)

10. Officer Report On Planning Application: 08/00016/FUL

Site Address:	6 Lower Turners Barn Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory (GR 354717/114519)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Ms M O'Donnell
Type :	Other Householder - not a Change of Use

David Recardo voiced his disappointment that these simple items were no longer included on the Agenda as part of a report table and explained to the Committee that the Assistant Town Clerk was in discussions with the Planning Officers to include report tables for such items in future Agendas.

**RECOMMENDED APPROVAL**

11. Officer Report On Planning Application: 08/00017/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of an ATM and secure room. GR (355293/116759)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Lloyds TSB Bank Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

Concern was raised that the ATM would not be accessible by wheelchair users and the Planning Assistant explained that the keyboard height would be 0.85 metres but recessed into the building.

Clive Davis therefore raised concerns that wheelchair users would not be able to position themselves close enough to the building to reach the ATM.

**RECOMMENDED APPROVAL** subject to the ATM being fully accessible by wheelchair users in accordance with the Disability Discrimination Act.

12. Officer Report On Planning Application: 08/00031/ADV

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The display of an internally illuminated fascia sign/ATM Collar. GR (355293/116759)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Lloyds TSB Bank Plc
Type :	Other Advertisement

**RECOMMENDED APPROVAL**

13. Officer Report On Planning Application: 08/00040/FUL

Site Address:	Marks & Spencer Plc 5 - 9 Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of roof plant equipment ( GR 355732/115985)
Recommending Case Officer:	Andrew Collins
Target date :	14th February 2008
Applicant :	Marks And Spencer PLC
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer explained that the new air conditioning units on the roof of the building would be hidden from view.

Concern was raised regarding noise pollution for residents in Silver Street and it was explained that sound dampeners would control noise.

**RECOMMENDED APPROVAL**

14. Officer Report On Planning Application: 08/00050/FUL

Site Address:	7 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (GR: 354092/114456)
Recommending Case Officer:	Greg Lester
Target date :	15th February 2008
Applicant :	Mr M Bowles & Ms N Margetts
Type :	Other Householder - not a Change of Use

Concern was raised by the Committee regarding the size of the extension as being 14.5 metres the extension would be larger than the existing property.

It was pointed out that the buildings along Beaconfield Road were staggered so there would be little impact on neighbouring properties and no overlooking.

The internal layout was considered acceptable as it proposed an increase from a 3 to 4 bedroom dwelling.

**RECOMMENDED APPROVAL**

**15. Officer Report On Planning Application: 08/00074/FUL**

Site Address:	24A Brunswick Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey rear extension to dwelling (GR 355512/115520)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	18th February 2008
Applicant :	Mr And Mrs A Leeds
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

7/146 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

7/147 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SB/JW  
29/01/08