

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 4 January 2010**.

(7.00pm to 7.55pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Andrew Kendall
Wes Read
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Adrian Noon – Planning Officer – SSDC

7/478 **MINUTES**

The Minutes of the previous meeting held on 7 December 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/479 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

7/480 **DECLARATIONS OF INTEREST**

Andrew Kendall, Julian Freke 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 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.

John Grana and Phil Chandler declared a personal interest in respect of Planning Application 09/04520/FUL as they knew the applicant.

Julian Freke and Andy Kendall declared a personal interest in respect of Planning Application 09/04626/COU as they both lived in Coronation Avenue.

1. Planning Application:09/04262/COU

Site Address:	4 South Western Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from a retail shop to a restaurant (GR 356152/115981)
Recommending Case Officer:	Helen Ferdinand
Target date :	14th January 2010
Applicant :	Mrs I Lowicka
Type :	Other Change Of Use

The Planning Officer confirmed that the application was for a restaurant and not a take-away establishment. Members regretted the demise of a shop in the town centre but were pleased that the premises would be in use rather than empty. The Committee wished the Planning Officer to record their concerns about cars using the unloading area as a place to park.

RECOMMENDED APPROVAL

Subject to A3 use and not A5.

2. Planning Application: 09/04453/FUL

Site Address:	21 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations, erection of an extension and the conversion of dwelling to form 4 No. self contained apartments (GR 355272/116232)
Recommending Case Officer:	Andrew Collins
Target date :	18th January 2010
Applicant :	Richards Rooflines Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer noted that the applicant had taken measures to implement recommendations made by the Conservation Officer. The agent had e-mailed the Committee to say that his firm had taken every opportunity to improve and enhance the property and the wider Park Conservation Area, in balance of a modest development.

Members agreed that the revised application was an improvement but noted that comment was still awaited from the Highways Authority. There was concern raised about the number of proposed parking spaces, bearing in mind the existing parking restrictions in The Park area.

RECOMMENDED APPROVAL

Subject to issues of detail being addressed.

3. Planning Application: 09/04626/COU

Site Address:	Westfield Post Office 8A Coronation Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	Change of use of premises from post office (use class A1) to fish and chip takeaway (Use class A5). (GR 354573/117130)
Recommending Case Officer:	Jane Green
Target date :	15th January 2010
Applicant :	Ms N Kilincarslan
Type :	Other Change Of Use

Members regretted the closure of the Westfield Post Office. The Planning Officer had received a letter from a local resident highlighting potential concerns about opening hours, litter and youths congregating outside the proposed take-away premises. The applicant had yet to provide the Environmental Protection Unit with details of extraction equipment.

RECOMMENDED APPROVAL

Subject to control over odours and external equipment.

4. Planning Application:09/04652/CON

Site Address:	21 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The demolition of conservatory, garage and extension within a conservation area. (GR 355272/116232)
Recommending Case Officer:	Andrew Collins
Target date :	18th January 2010
Applicant :	Richards Rooflines Ltd
Type :	Other Conservation Area Consents

RECOMMENDED APPROVAL (See item 2 above)

5. Planning Application:09/04789/LBC

Site Address:	11A Silver Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of gas pipe to front elevation and a central heating flue to rear of property (GR 355731/1160698)
Recommending Case Officer:	Jane Green
Target date :	25th January 2010
Applicant :	Mrs J Harvey
Type :	Other LBC Alteration

RECOMMENDED APPROVAL

6. Planning Application:09/04520/FUL

Site Address:	80A Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations, loft conversion with alteration to roof pitch and erection of a two-storey rear infill extension. (GR 354341/116253)
Recommending Case Officer:	Sam Fox
Target date :	8th February 2010
Applicant :	Mr & Mrs Andrew Baker
Type :	Other Householder - not a Change of Use

A next door neighbour, Mr Blake, objected to the application on the grounds that the proposed conversion would impact on his property, block afternoon and evening light and would have an overbearing effect on his and his neighbours' properties.

The agent, Martin Wilde, apologised to all concerned for submitting incorrect plans. He had since made a revised submission which would be available on the website. He said that the ridge height now matched No. 80 and the quantity of roof lights and light tubes had been reduced. He said that there was no right to a view, but that the revised application did not invade the 'right to light' area. He also said there would be sufficient space along the boundary for a scaffold to be erected.

Members noted that the revised application was an improvement but the proposal still had an overpowering impact on neighbouring properties.

RECOMMENDED REFUSAL

On the grounds of over-development and over-dominance/over-bearing with loss of light and outlook.

7/482 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

7/483 CORRESPONDENCE

The Assistant Town Clerk reported receipt of the following item of correspondence:-

A letter from the South Somerset District Council Development Manager, Dave Norris, confirming that in future, SSDC will be seeking affordable housing on all sites of 15 dwellings or more (or 0.5 ha irrespective of the number of dwellings).

7/484 **PARISH COUNCIL CONSULTATION**
APPLICATION NO: 09/04888/FUL PROPOSAL: THE CONVERSION OF
DWELLING INTO 2 NO. FLATS WITH THE ERECTION OF A FIRST FLOOR
EXTENSION (REVISED APPLICATION). (GR 356396/116200) AT 6 HILL
VIEW YEOVIL SOMERSET BA21 4HW

Members took the view that their original concerns stated in Minute 7/414, Item 10 continued to apply. The Committee had recommended refusal of the previous application on the grounds of over-development, residential amenity and poor access.

Chairman

SH
07/01/10