

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 5 January 2009**

(7.00pm to 7.50pm)

Present:

Philip Chandler (Chairman)
J Vincent Chainey
Pete Goodman
John Grana
Simon Hester
Tom Parsley
David Recardo

Also Present:

Alan Tawse – Town Clerk
Andy Cato – Deputy Development Control Team Leader (SSDC)

7/341 **MINUTES**

The Minutes of the previous meeting of members of the Committee held on 8 December 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman, who explained that subsequent to the meeting the Council's Emergency Procedure had been used to give effect to the recommendations of the members present at that meeting in order that they may be formally regarded as recommendations of the Town Council and may be cited as such in subsequent reports and documents.

7/342 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, Julian Freke and Wes Read.

7/343 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Tom Parsley and David Recardo 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.

7/344 PLANS LIST

1. Planning Application: 08/04334/FUL

Site Address:	163 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The conversion of existing dwelling into 3 No. self contained units (GR 356628/116391)
Recommending Case Officer:	Andrew Collins
Target date :	20th January 2009
Applicant :	Home Group Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Deputy Development Control Leader indicated that following the publication of the Agenda, three letters of representation had been received which objected to the application on the following grounds:-

- Noise and general disturbance
- Anti-social behaviour
- Insufficient parking and nearby existing parking provision considered to be dangerous
- Too many similar flats
- Insufficient consultation

With regard to the latter point, he explained that 54 households had been notified of the application, which was well in excess of the two households that shared a common boundary, who the Planning Authority was duty bound to consult in accordance with statutory provisions.

Ashley Richards, objector, spoke on behalf of the Sherborne Road Residents' Association and drew attention to the similar application that had been submitted to the last meeting of the Committee and which had subsequently been approved by the Planning Authority. He felt that this decision had set an unfortunate precedent which would lead to an over-saturation of converted self-contained units in a concentrated part of the Town. He further felt that this would lead to unacceptable pressure being placed on existing parking provision which, in turn, would make the converted properties less attractive to persons who required a vehicle to travel to work.

Ashley also expressed a number of views concerning the consultation process, to which the Deputy Development Control Leader responded.

During the ensuing discussion, Members expressed their concern over the level of parking provision in the area, which was already extremely limited and would be made worse by the proposed development.

Attention was drawn to planned highway improvements in the area which included the prohibition of a right turn into St Michael's Avenue, which it was

felt would aggravate the situation further and lead to addition highway safety problems.

Reference was also made to the nature of the proposal which was felt it would lead to an unacceptable overdevelopment of the property.

RECOMMENDED REFUSAL on the grounds of a total lack of on-site parking in an area where pressure applies on limited on-street parking, and where planned/agreed local highway improvement works will result in no right turn into St Michael's Avenue. In addition, an approval will exacerbate existing highway safety issues and the proposal also represents an overdevelopment of the property.

2. Planning Application: 08/04860/FUL

Site Address:	8 Wyndham Street Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations, extension and conversion of 4 bedsits to form 5 self contained flats and extension to shop store to form internet cafe (Revised Application) (GR 356169/116112)
Recommending Case Officer:	Andrew Collins
Target date :	19th January 2009
Applicant :	Mr H Mustafa
Type :	Minor Dwellings 1-9 site less than 1ha

The Deputy Development Control Team Leader indicated that following the publication of the agenda, the two letters of representation objecting to the application had been withdrawn. He added that no reason had been given by either of the objectors.

During the ensuing discussion, Members expressed their concern at the application with particular reference to the overdevelopment of the site.

RECOMMENDED REFUSAL on the grounds of a lack of amenity, over development, poor design, bulk and scale.

3. Planning Application: 08/04979/FUL

Site Address:	24 Woodstock Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of an extension to side and rear of dwellinghouse and loft conversion to include the formation of dormers (GR 356228/117351)
Recommending Case Officer:	Sam Fox
Target date :	19th January 2009
Applicant :	Mr & Mrs Shanks

Type :	Other Householder - not a Change of Use
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The Deputy Development Control Team Leader drew attention to a previously withdrawn application and indicated that the present application sought to address the issues that had been the subject of concern in respect of that the previous submission.

Mr Shanks, applicant, spoke in support of the application and drew attention to the distance of the proposed development to neighbouring property and the changes to the previous application.

RECOMMENDED APPROVAL

4. Planning Application: 08/05005/FUL

Site Address:	36 Mudford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a single storey and two storey rear extensions to dwelling (GR 355395/116617)
Recommending Case Officer:	Marianne Bareham
Target date :	20th January 2009
Applicant :	Mr K Verrall
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

5. Planning Application: 08/05056/FUL

Site Address:	8 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (GR 355187/115230)
Recommending Case Officer:	Helen Ferdinand
Target date :	21st January 2009
Applicant :	Mr M Bailey
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 08/05095/FUL

Site Address:	37 St Andrews Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a ground floor extension to dwelling (GR: 354541/116302)
Recommending	Jane Green

Case Officer:	
Target date :	27th January 2009
Applicant :	Mr Roger McElliott
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application: 08/05189/FUL

Site Address:	9A Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey replacement extension. (GR 355268/115323)
Recommending Case Officer:	Sam Fox
Target date :	30th January 2009
Applicant :	Mr & Mrs W McNaught
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application: 08/05052/FUL

Site Address:	16 Barlynch Court Brympton Yeovil
Ward :	BRYMPTON
Proposal :	The erection of a garage with bedroom/study over (revised application) (GR 353684/116715)
Recommending Case Officer:	Marianne Bareham
Target date :	21st January 2009
Applicant :	Mrs Suzanne Ashworth
Type :	Other Householder - not a Change of Use

NO OBJECTIONS

7/345 **REPORT TABLE**

RECOMMENDED THAT CONSENT BE GRANTED to the application set out in the Report Table.

7/346 **PLANNING DECISIONS**

RESOLVED

that the matters be noted.

7/347 **CORRESPONDENCE**

The Town Clerk reported receipt of a letter from Somerset County Council which confirmed that the following application had been granted conditional planning permission:

- Town and Country Planning Act 1990 - Replacement of artificial turf pitch with a new rubber crumb surface, together with fencing (up to 5 metres in height), store, access steps, maintenance access and 8 new 15m high lighting columns at Buckler's Mead School, 1 St Johns Road, Yeovil Somerset. BA21 4NH.

Chairman

KD
09/01/09