

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on Monday 14 July 2008

(7.00pm to 8.10pm)

Present:

Philip Chandler (Chairman)
Clive Davis
J Vincent Chainey
John Grana
Simon Hester
Wes Read
Dave Recardo

Also Present:

Simon Fox – Planning Officer SSDC
Alex Skidmore – Planning Assistant SSDC
Sally Bing - Assistant Town Clerk

7/246 **MINUTES**

The Minutes of the previous meeting held on 30 June 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/247 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke, Pete Goodman and Tom Parsley.

7/248 **DECLARATIONS OF INTEREST**

David Recardo and J Vincent Chainey 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.

Wes Read declared a personal interest in application 08/02619/FUL, the erection of a conservatory to rear of dwelling at 7 Glenthorne Avenue Yeovil Somerset due to his friendship with the applicant.

7/249 **PLANS LIST****1. Planning Application: 08/02033/FUL**

Site Address:	Scalliwags Nursery Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The siting of an additional portakabin (renewal of 03/00357/FUL) for pre-school accommodation (GR 355473/116441)
Recommending Case Officer:	Greg Lester
Target date :	31st July 2008
Applicant :	Yeovil District Hospital NHS Foundation Trust
Type :	Minor Other less than 1,000 sq.m or 1ha

David Recardo commented that he would prefer to see the erection of suitable buildings instead of repeated use of portakabins.

RECOMMENDED APPROVAL**2. Planning Application: 08/02212**

Site Address:	30 Bowleaze Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory (GR 353692/116640)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	7th August 2008
Applicant :	Mr J Boyd
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL**3. Planning Application 08/02374/FUL**

Site Address:	76 White Mead Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to the rear of dwelling (GR 353686/116534)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	31st July 2008
Applicant :	Mr & Mrs Gamble
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

4. Planning Application 08/02431/FUL

Site Address:	Yeovil Motor Co Reckleford Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of attenuators to existing exhaust stacks from spray booths to reduce noise emissions(GR: 355858/116279)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	7th August 2008
Applicant :	Mr Chris Cox
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer explained that the proposals would reduce noise and satisfy complaints from neighbours.

RECOMMENDED APPROVAL

5. Planning Application 08/02485/FUL

Site Address:	56 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (GR 354467/114713)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	28th July 2008
Applicant :	Mr Jason Chambers & Ms Toni Phillips
Type :	Other Householder - not a Change of Use

Concern was raised that the proposals were for a considerable sized extension to a building which had already been extended across the width of the rear elevation.

RECOMMENDED REFUSAL

On the grounds of

- detrimental effect on form, character and setting of the locality
- bulk/scale and mass of the extended dwelling causing over-development of the site
- poor design

6. Planning Application 08/02497/FUL

Site Address:	26 Home Drive Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwelling (GR 354253/116593)
Recommending Case Officer:	Greg Lester
Target date :	28th July 2008
Applicant :	Mr S Roney
Type :	Other Householder - not a Change of Use

Discussion took place regarding the disruption of air flow around the properties which may be caused by these proposals

RECOMMENDED APPROVAL

(David Recardo wished his vote against the application to be noted)

7. Planning Application 08/02549/FUL

Site Address:	75 Preston Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey rear extension (GR 354610 / 116436)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	20th August 2008
Applicant :	Mr Lee Chapman
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application 08/02552/FUL

Site Address:	Bell Inn 207 Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations to include extension to decked area, new fencing and gate, smoking area and new doors/glazing to main entrance (GR 353759/116126)
Recommending Case Officer:	Helen Ferdinand
Target date :	13th August 2008
Applicant :	Greene King PLC
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that amended plans had been received which omitted the new works to the door/glazing to the main entrance. It was felt that provision of disabled access to the lower level of outdoor seating would improve the overall accessibility to the decked areas.

RECOMMENDED APPROVAL

With a request that a condition be added for a ramp to provide access for all from the new decking to the lower level decked area.

9. Planning Application 08/02619/FUL

Site Address:	7 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a conservatory to rear of dwelling (GR: 355546/117311)
Recommending Case Officer:	Greg Lester
Target date :	7th August 2008
Applicant :	Mr Paul Stevens
Type :	Other Householder - not a Change of Use

(Wes Read, having 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)

It was confirmed by the Planning Officer that no neighbour representations had been received to date.

RECOMMENDED APPROVAL

10. Planning Application 08/02622/FUL

Site Address:	7 Westbourne Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a single storey side extension to bungalow (GR 354472/116019)
Recommending Case Officer:	Greg Lester
Target date :	20th August 2008
Applicant :	Mr Kevin Charles
Type :	Other Householder - not a Change of Use

The Committee discussed the application, raising concerns of the size, scale and design of the proposed extension. It was felt that due to the proximity of the bungalow to the industrial buildings, the extension would not detrimentally impact neighbours or be deemed to be totally out of keeping within the character and setting of the locality.

RECOMMENDED APPROVAL

11. Planning Application 08/02673/FUL

Site Address:	53 Montrose Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a conservatory (GR 357181/117171)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	8th August 2008
Applicant :	Mr O'Rourke
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

12. Planning Application 08/02722/FUL

Site Address:	1 Watercombe Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Removal of existing conservatory canopy and store and erection of a single storey rear extension to the dwelling (GR 353931/116204)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	12th August 2008
Applicant :	Mr P L Cassidy
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL**13. Planning Application 08/02814/FUL**

Site Address:	Westminster House 10 Westminster Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new shopfront (GR 355494/115998)
Recommending Case Officer:	Greg Lester
Target date :	18th August 2008
Applicant :	Mr E Lambah Stoate
Type :	Minor Other less than 1,000 sq.m or 1ha

Larrie Shoemark, agent, circulated drawings to the Committee which illustrated the proposed new shop front. Mr Shoemark confirmed that disabled access would be included, and the whole front of the building would be re-decorated.

The Committee requested confirmation that safe pedestrian access would be provided around the property for the duration of the proposed works.

RECOMMENDED APPROVAL**14. Planning Application 08/02831/FUL**

Site Address:	74 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Extension to garage to form garage/workshop (GR: 354317/114483)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	22nd August 2008
Applicant :	Mr Philip Windsor
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/250 **REPORT TABLE**

Following confirmation of the proposed location of the sign for application 08/02436/ADV

RECOMMENDED APPROVAL to the applications set out in the report table.

7/251 **PLANNING DECISIONS**

It was noted that two planning decisions differed from the Town Council's recommendation, and that the planning department had previously promised letters of explanation in such cases

RESOLVED.

- 1) that the Planning Decisions be noted
- 2) that the Assistant Town Clerk send a letter to Simon Gale stating that whilst the Town accepts that decisions will be made contrary to the Town Council's recommendations, we are disappointed that letters explaining the reasons for a differing decision are not forthcoming from SSDC planning department.

7/252 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of Planning Application decision reference 08/00243/FUL. Location: 21 The Park, Yeovil, Somerset BA20 1DG. Proposal – demolition of existing dwellinghouse and the erection of ten flats with associated parking.

The Assistant Town Clerk informed the Committee that notification of appeal decision had been received in respect of application number 07/01924/OUT. Location: Land rear of 76 West Coker, Yeovil, Somerset BA20 2JG. Proposal: Erection of a bungalow and garage. The appeal was dismissed.

RESOLVED that the matters be noted

7/253 **FINANCIAL STATEMENT – PERIOD ENDING 31 MAY 2008**

The Committee considered the report of the Finance Administrator (agenda item 8 refers).

In answer to a query, the Assistant Town Clerk informed the Committee that as the Licensing Administrator role was vacant, the Licensing Salary budget was funding the provision of temporary resources.

RESOLVED that the Financial Statement for April and May be noted.

Chairman