

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 July 2008**

(7.00pm to 8.10pm)

Present:

Philip Chandler (Chairman)
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
Dave Recardo

Also Present:

Dave Greene – South Ward Member
Nick Head – Planning Officer SSDC
Greg Lester – Planning Assistant SSDC
Sally Bing - Assistant Town Clerk

7/254 **MINUTES**

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

7/255 **APOLOGIES FOR ABSENCE**

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

7/256 **DECLARATIONS OF INTEREST**

Julian Freke, Tom Parsley, David Recardo and Dave Greene 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.

Philip Chandler, Julian Freke, Pete Goodman, Tom Parsley, David Recardo and Dave Greene declared a personal interest in application 08/01763/LBC, external alterations to building to include new name plate, letterbox, lighting, replacement doors and flue at 5 Church Street, Yeovil, Somerset due to their membership of the Liberal Democrat Party as the Yeovil office operates from this address.

7/257 **PLANS LIST**

1. Planning Application: 08/01763/LBC

Site Address:	5 Church Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	External alterations to building to include new nameplate, letterbox, lighting, replacement doors and flue (GR 355608/116020)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	1st September 2008
Applicant :	Mr J Bowman
Type :	Other LBC Alteration

Greg Lester informed the Committee that technical services had responded to the application and raised no comments and English Heritage had requested that the application be determined in accordance with South Somerset District Council's own specialist conservation advice. He explained to the Committee that comments from the District Council's Conservation Officer had not yet been received. The Committee discussed the application and felt that the proposals were not in keeping with a listed building.

RECOMMENDED REFUSAL

On the grounds that the proposal would be detrimental to the setting of a listed building.

2. Planning Application: 08/02402/FUL

Site Address:	Becket House South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and change of use of part of ground floor to use class B1 for training organisation (GR 355547/115919)
Recommending Case Officer:	Andrew Collins
Target date :	4th August 2008
Applicant :	Inntown Properties Ltd
Type :	Other Change Of Use

The Planning Officer informed the Committee that the Conservation Officer supported the proposals.

RECOMMENDED APPROVAL

3. Planning Application 08/02404/LBC

Site Address:	Becket House South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and change of use of part of ground floor to use class B1 for training organisation (GR 355547/115919)
Recommending Case Officer:	Andrew Collins
Target date :	4th August 2008
Applicant :	Inntown Properties Ltd
Type :	Other LBC Alteration

The Planning Officer informed the Committee that the Conservation Officer supported the proposals.

RECOMMENDED APPROVAL

4. Planning Application 08/02447/FUL

Site Address:	3 Everton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Conversion of existing offices into a dwelling and the installation of a dormer window to the rear (GR 355322/115712)
Recommending Case Officer:	Andrew Collins
Target date :	5th August 2008
Applicant :	J A F (Yeovil) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

5. Planning Application 08/02489/FUL

Site Address:	105 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey extension to dwelling (GR 355452/117306)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	25th August 2008
Applicant :	Mr Christopher Burgess
Type :	Other Householder - not a Change of Use

Greg Lester informed the Committee that the Highways Authority had raised no objections and that the Technical Engineer had stated that the draining of surface water should be via soakaways.

RECOMMENDED APPROVAL

6. Planning Application 08/02688/COU

Site Address:	7 Glovers Walk Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of existing building from A1 (retail) to A2 (employment agency)(GR 355981/116009)
Recommending Case Officer:	Helen Ferdinand
Target date :	20th August 2008
Applicant :	Seetec Business Technology Centre Ltd
Type :	Other Change Of Use

Nick Head informed the Committee that the Regeneration Officer had commented, expressing support for the proposal. The Committee discussed the application and whilst they felt that it was a large premise for an employment agency, they would prefer to see the shop in use rather than empty.

RECOMMENDED APPROVAL

7. Planning Application 08/02768/FUL

Site Address:	Preston Court Dodham Crescent Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 4 dwellings (GR 354784/115956)
Recommending Case Officer:	Helen Ferdinand
Target date :	26th August 2008
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

Shaun Travers - Agent, addressed the Committee and stated that he had received no objection from the Environment Agency and one letter in support of the application. He stated that the residents of the existing houses recently built along Dodham Crescent had been very pleased with their new homes. He advised the Committee that a build-out had been installed at the junction with Preston Grove to improve safety in that area and that recently improved cycle links had provided easily accessible and valuable alternatives to driving. He finally informed the Committee that the development would be on a brown field site.

Discussion took place regarding severe concerns about flooding in the area, and associated problems. Concern was raised that building more houses on adjacent land would remove remaining areas for water run off to soak away. Concern was also raised regarding the increased traffic along the adjacent road caused by the increasing number of developments in the area.

The Planning Officer informed the Committee that no response had yet been received from the Highways Authority and explained that conditions from the Environment Agency would be added to any Planning Determination to manage any potential impact on flooding in the area to ensure no further contribution to water displacement.

RECOMMENDED REFUSAL

On the grounds of over-development, flood risk, loss of amenity and increased traffic flow.

8. Planning Application 08/02778/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of an extension to the existing switchroom (GR 355293 / 116759)
Recommending Case Officer:	Helen Ferdinand
Target date :	3rd September 2008
Applicant :	Mr John Chell
Type :	Minor Other less than 1,000 sq.m or 1ha

Greg Lester informed the Committee that the Area Engineer had responded with no comment and the Highways Authority had responded raising no objections

RECOMMENDED APPROVAL

9. Planning Application 08/02885/FUL

Site Address:	8 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey extension to dwellinghouse (GR 355187/115230)
Recommending Case Officer:	Helen Ferdinand
Target date :	26th August 2008
Applicant :	Mr M Bailey
Type :	Other Householder - not a Change of Use

Nick Head informed the Committee that the Environmental Protection Department had responded with no comment. Concern was raised by Committee members at the enormity and scale of the building and the impact it would have on neighbouring properties. It was confirmed by the Planning Officer that the extension would extend close to the boundary fence.

RECOMMENDED REFUSAL

On the grounds that the proposal would be over-bearing and out of keeping with the area.

7/258 **PLANNING DECISIONS**

Disappointment was raised by David Recardo regarding the information and the standard of the letters received from South Somerset District Council as a way of explanation when the District Council had made a different decision on a Planning Application to the Town Council.

It was also acknowledged that District Councillors had a duty to respond to applications when notified of them to ensure that the democratic voice is heard.

RESOLVED that the matters be noted

7/259 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received from South Somerset District Council regarding application reference 08/01327/FUL. Proposal: the construction of three car parking spaces on existing scrub land. Location: Land at Queensway Place, Yeovil, Somerset BA20 1TX. The letter advised that the application was recommended for approval by South Somerset District Council as it was considered that the proposal would not have an effect upon highway safety. The Committee discussed the matter and felt that the proposals would force vehicles to reverse onto a busy road and therefore a letter should be sent to the Highway Authority explaining these concerns.

RESOLVED

- (1) that the matters be noted; and
- (2) that the Assistant Town Clerk, in consultation with the Committee Chairman, write to Somerset Highways expressing concerns at the detrimental impact on Highway safety it was felt would be caused by the proposals in application reference 08/01327/FUL.

7/260 **PLANNING APPLICATION CONSULTATION – NEIGHBOURING PARISH**

Application no. 08/02728/S73. Proposal: Removal of condition 1 of planning permission 07/04019/REM dated 02/11/07 (ie regarding bus stops) Location: Plot 7B Phase 2 Watercombe Lane, Lynx West Trading Estate, Yeovil, Somerset. Parish: West Coker.

The Assistant Town Clerk informed the Committee that the application sought to remove condition 1 of the planning permission detailed above which was provision of a bus shelter. In explanation she stated that due to changes in bus service provision, it was accepted by South Somerset District Council Transport Strategy Officer that provision of a bus shelter would be a mis-allocation of funds. South Somerset District Council would accept a contribution of £3,500 towards a group travel plan in lieu of the originally proposed single bus shelter.

RESOLVED

- (1) that the matter be noted; and
- (2) that no objection be raised to the removal of the condition as specified

Chairman

30/07/08