

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 6 July 2009**

(7.00pm to 8.35pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Andrew Kendall

Also Present:

Andy Cato – Deputy Development Control Team Leader (SSDC)
Simon Fox – Planning Officer (SSDC)
Sally Bing – Assistant Town Clerk

7/399 **MINUTES**

The Minutes of the previous meeting held on 22 June 2009, copies of which had been circulated were approved as a correct record and signed by the Chairman.

7/400 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Wes Read and David Recardo.

7/401 **DECLARATIONS OF INTEREST**

Julian Freke, and Andrew Kendall, each 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.

Phil Chandler declared a personal interest in Planning Application number 09/02146/REM the erection of 24 flats at land between Victoria Road Cromwell Road and Lyde Road Yeovil due to his past acquaintance with an objector to the application.

7/402 **PLANS LIST**

1. Officer Report On Planning Application: 09/01690/COU

Site Address:	5 Park Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of part of ground floor from offices to use for food and drink (GR 355504/116101)
Recommending Case Officer:	Jane Green
Target date :	21st July 2009
Applicant :	Greatworth Property Managers (Stuart Charles Woodhead)
Type :	Other Change Of Use

The Planning Officer informed the Committee that Environmental Health had requested information on the proposed control of smell and noise extraction before they would be able to comment on the application.

In answer to a query the Planning Officer explained that the change of use to A3 was for a restaurant/café and not a takeaway, as this would be identified under a separate class use.

The Committee discussed the application and raised concerns regarding the proposed access as the building currently benefits from a security entrance system it was felt that there was insufficient detail on access, layout and control of noise and odours to enable the Committee to consider the Application fully.

RECOMMENDED REFUSAL

On the grounds of lack of detail to enable a full and proper consideration in particular details of extraction equipment required and a potential poor relationship with adjoining residential properties.

2. Officer Report On Planning Application: 09/01738/FUL

Site Address:	Land Adjacent Old Cinema Bed Centre Court Ash Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of 6 no. three storey townhouses (GR 355661/116185)
Recommending Case Officer:	
Target date :	18th August 2009
Applicant :	Abbey Manor Partners (Jason Mills)
Type :	Minor Dwellings 1-9 site less than 1ha

Andy Cato informed the Committee that the District Council's Landscape Architect had commented on the belt of trees alongside the boundary, which would overhang the properties. It was stated that as the trees were not indigenous he had suggested a scheme to remove the existing trees and replace with an indigenous landscaping scheme with responsibility for maintenance.

Andy also explained that the Highways Authority had made no objection in principle to the Application but raised concerns regarding the narrow width of the footpath. It was also noted that there would be no off site space for construction of the properties and suggested that a condition be added to ensure that off-site construction space caused limited obstruction and inconvenience.

The Committee discussed the Application and felt that it was not appropriate to the street scene and the design quality was poor. Concern was also raised regarding the narrow width of the site.

RECOMMENDED REFUSAL

On the grounds of site too narrow: poor design and quality not in keeping with the street scene; resulting in a piecemeal development.

3. Officer Report On Planning Application: 09/01906/FUL

Site Address:	13 Wyndham Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a replacement rear single storey extension (GR 356146/116081)
Recommending Case Officer:	Jane Green
Target date :	22nd July 2009
Applicant :	Mr C Gibbons
Type :	Minor Other less than 1,000 sq.m or 1ha

Chris Gibbons, the manager of the Night Shelter addressed the Committee explaining that the shelter was currently closed awaiting Planning Consent and that he was available to answer any questions.

RECOMMENDED APPROVAL

4. Officer Report On Planning Application: 09/01943/FUL

Site Address:	Land Rear Of 1 To 6 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	The construction of an open cycle gas turbine generator with associated structures and fencing (GR 357698/117019)
Recommending Case Officer:	
Target date :	27th August 2009
Applicant :	Mr P Trussler
Type :	Major Other f/space 1,000 sq.m or 1 ha+

Andy Cato explained that a similar application had been considered by the Committee previously for an open cycle gas turbine generator with associated structures and fencing on the same site. He explained that the application was now for two fuel tanks on site. He further added that it had been advised that a protection condition be added for slow worms on the site.

Whilst the Committee were pleased that the new application would not require a pipe over the nearby river, concern was raised regarding the use of fossil fuels for generation of power.

Laura Matthews, on behalf of the applicant explained that the fuel store would be for short-term operation reserve and only operate during peaks in power consumption called on by the National Grid. It was anticipated that this would amount to no more than 170 hours per year and was essential in maintaining consistent supply of power.

RECOMMENDED APPROVAL

5. Officer Report On Planning Application: 09/01971/FUL

Site Address:	Land Rear Of 15 Preston Grove Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 2 no. 3 bedroom dwellings with associated car parking (GR 354796/115940)
Recommending Case Officer:	Helen Ferdinand
Target date :	16th July 2009
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that further letters of objection had been received regarding flooding, potential loss of trees and increased congestion on roads.

Alison Evans, objector raised concerns regarding flooding from Dodham Brook which was exasperated by rubbish accumulating in the brook and causing dams.

Louise Ousey, objector explained that there was lack of parking in the area and hers and neighbouring gardens served as giant soakaways for rainwater. She stated that two brooks can verge at the back of Dodham Crescent and that the loss of trees meant that less water was being soaked up she also raised concerns that future applications would be made for more housing in the area.

Shaun Travers, agent explained that the site for the proposed two dwellings had undergone detailed analysis and fell within flood zone one which was not at risk of flooding. He added that it was adjacent to a flood zone two which was next to flood zone three where no further houses could be built. He also explained that the scheme would cap off the end of the street and access would therefore not be available for more houses beyond the site.

During the ensuing discussion concern was raised that the residents had found it difficult to ascertain ownership of Dodham Brook. Concern was also raised regarding flooding in the area and associated problems. Concern was expressed that building more houses on adjacent land to existing properties would remove remaining areas for water run off to soak away.

The Assistant Town Clerk was asked to contact Roger Meacham at the District Council regarding ownership of Dodham Brook and clearance of rubbish.

RECOMMENDED REFUSAL

On the grounds of over development and potential flood risk.

6. Officer Report On Planning Application: 09/02115/FUL

Site Address:	18 Broadleaze Brympton Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to the rear of dwelling. (GR 353454/116507)
Recommending Case Officer:	Sam Fox
Target date :	29th July 2009
Applicant :	Mr & Mrs Jay
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

(Julian Freke left the meeting)

7. Officer Report On Planning Application: 09/02146/REM

Site Address:	Land Between Victoria Road, Cromwell Road And Lyde Road Victoria Road
Ward :	Yeovil (East)
Proposal :	The erection of 24 flats. (GR 356831/116518)
Recommending Case Officer:	Simon Fox
Target date :	7th September 2009
Applicant :	Thos S Penny Ltd
Type :	Major DwlgS 10 or more or site 0.5ha+

Andy Cato explained that the outline application for this site had been refused by South Somerset District Council but later allowed on appeal. The outline application was for 24 flats with 24 car parking spaces.

Dawn Blackwell, objector raised concerns that access remained on Cromwell Road, which she felt would allow vehicles to use lanes as dangerous shortcuts. She was concerned for the safety of children and pedestrians in the area and also felt that as there was no on road parking, only 24 onsite parking spaces for 24 dwellings was not adequate. It was further added that parking in the area was exacerbated as the road was used for parking by residents from adjacent roads.

Andy Cato explained that the outline application for 24 flats and 24 parking spaces had already been given approval and drew the Committee's attention to the considerations under reserved matters which included principle of

development: the appearance, landscaping, layout and scale of the development: and impact on neighbouring amenity.

RECOMMENDED APPROVAL

8. Officer Report On Planning Application: 09/02150/FUL

Site Address:	Key Site Lyde Road Yeovil
Ward :	Wards of Yeovil without
Proposal :	The construction of a temporary works access (GR 357652/117726)
Recommending Case Officer:	
Target date :	6th August 2009
Applicant :	Mr J Atkinson
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

9. Officer Report On Planning Application: 09/02227/S73

Site Address:	Land Adjacent 117 Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Variation of condition 10 of decision notice 07/04664/FUL dated 2/7/08 i.e. to permit changes to road junction (GR 356464/116355)
Recommending Case Officer:	Nicholas Head
Target date :	31st August 2009
Applicant :	Jephson Housing Association Group
Type :	Major DwlgS 10 or more or site 0.5ha+

RECOMMENDED APPROVAL

7/403 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

7/404 CORRESPONDENCE

The Assistant Town Clerk referred to a letter received from South Somerset District Council which had been circulated to all Committee Members inviting Members to South Somerset Local Development Framework Core Strategy Proposed Further Consultation Exercise Workshop on 14 July at Yeovil Innovation Centre from 2pm to 5pm

RESOLVED

(1) that the matter be noted;

(2) that Clive Davis be nominated as a representative from Yeovil Town Council to attend and that the second place be offered to Councillors on the Committee who were not present; Julian Freke, Wes Read and David Recardo.

Chairman

SB/AB
09/07/09