

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on Monday 16 June 2008

(7.00pm to 8.15pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Tom Parsley
Dave Recardo

Also Present:

Andy Cato – Deputy Development Control Team Leader
Marianne Bareham (Fettis) - Planning Assistant SSDC
Sally Bing - Assistant Town Clerk

7/228 MINUTES

The Minutes of the previous meeting held on 2 June 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/229 APOLOGIES FOR ABSENCE

Apologies for absence were received from Wes Read.

7/230 DECLARATIONS OF INTEREST

Julian Freke, Tom Parsley, 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 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.

Tom Parsley declared a personal and prejudicial interest in application 08/01945/FUL, alterations and change of use from licensed bar and restaurant with letting rooms into a hotel forming additional letting rooms and new reception area, The Alex Brasserie, South Western Terrace, Yeovil due to his friendship with the applicant.

7/231 **PLANS LIST**

It was pointed out that the paragraph at the top of page 3 of the agenda required updating as the District Council's Scheme of Delegation had changed and Case Officers reports to the Town Council no longer included a recommendation. The Assistant Town Clerk assured the Committee that the matter would be addressed before the next meeting of the Committee.

1. Planning Application: 08/01672/FUL

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|----------------------------|---|
| Site Address: | Workshop Stores And Premises Rear Of 3 Victoria Road Yeovil |
| Ward : | Yeovil (East) |
| Proposal : | The replacement of B1/B2 (General Industry/Business) with 3 No. flats/carport/cycle/bin store (Revised Application)(GR 356871/116521) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 27th June 2008 |
| Applicant : | Mr P Norris |
| Type : | Minor Dwellings 1-9 site less than 1ha |

Andy Cato outlined the application and explained that it would include the fitting of a new roof with hipped ends. Mr Bryer, agent, explained that he did not feel the new roof would be detrimental and explained that vehicles would be provided with additional parking space. He added that there would be no overlooking of gardens to the north and felt that 1 bedroom flats with the benefit of an under cover parking space would be attractive to buyers in Yeovil. With regard to marketing of the property for industrial/business use, he explained that it had been marketed but that residential use would be more appropriate in this area.

The Committee discussed the application and comments were made regarding the internal dimensions of the rooms but it was noted that this was not a material planning consideration. It was therefore acknowledged that the application appeared to comply with planning guidelines and a request was made that the conditions set out by Highways were added to any planning consent.

RECOMMENDED APPROVAL

subject to the following conditions:

- (1) The area allocated for access and parking on the submitted plan shall be properly consolidated/surfaced (not loose stone or gravel) and drained, details of which shall be submitted to and approved in writing by the local Planning Authority before the flats are occupied and shall not be used other than the parking of vehicles in connection with the development hereby permitted.
- (2) There shall be no obstruction to visibility greater than 900mm above adjoining road level within the area of land shown coloured green on the attached plan. Such visibility shall be fully provided before the

access/parking area hereby permitted is first brought into use and shall thereafter be maintained at all times.

(John Grana wished his vote against the proposal be noted)

2. Planning Application: 08/01945/FUL

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|----------------------------|---|
| Site Address: | The Alex Brasserie South Western Terrace Yeovil |
| Ward : | Yeovil (Central) |
| Proposal : | Alterations and change of use from licensed bar and restaurant with letting rooms into a hotel forming additional letting rooms and new reception area (GR 356193/115950) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 27th June 2008 |
| Applicant : | Mr M Bowley |
| Type : | Minor Other less than 1,000 sq.m or 1ha |

(Tom Parsley, 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).

Andy Cato informed the Committee that The Alex was originally built as The Queen Alexandra Hotel. In answer to a query he explained that the changes to the access would result in the main entrance reverting back to the original front entrance which was accessed via steps. Concern was raised that this would make the entrance inaccessible for those with mobility difficulties. Andy Cato also explained that the change of use from a licensed bar and restaurant would mean a change from mixed use to a use class. Therefore a licensed bar may still remain within the hotel however it would be ancillary to its use as a hotel.

RECOMMENDED APPROVAL

3. Planning Application: 08/02063/FUL

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|----------------------------|---|
| Site Address: | Asda Stores Ltd Preston Road Yeovil |
| Ward : | Yeovil (South) |
| Proposal : | The installation of a condenser unit (GR 353158/116143) |
| Recommending Case Officer: | Helen Ferdinand |
| Target date : | 7th July 2008 |
| Applicant : | Mr D Jones |
| Type : | Minor Other less than 1,000 sq.m or 1ha |

It was noted that the condenser unit would not be close to a residential area and understood that the modern condenser units are generally quite quiet.

RECOMMENDED APPROVAL

Confirmation was requested regarding the permissions given for operation hours of Asda Stores and Andy Cato assured the Committee he would investigate the matter and report back to the Assistant Town Clerk.

4. Planning Application: 08/02070/FUL

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|----------------------------|--|
| Site Address: | 5 Cypress Drive Yeovil Somerset |
| Ward : | Yeovil (South) |
| Proposal : | The erection of a two storey rear extension to dwelling house (GR 354092 / 114880) |
| Recommending Case Officer: | Greg Lester |
| Target date : | 9th July 2008 |
| Applicant : | Mr Daryl Sweet |
| Type : | Other Householder - not a Change of Use |

Andy Cato explained that 5 letters of objection had been received raising concerns including the loss of a conifer which would open up views to gardens surrounding the property, overlooking and loss of light. The Committee discussed the application and it was felt that the proximity of the new dwelling was not close enough to result in any detrimental impact to neighbouring properties.

RECOMMENDED APPROVAL

(David Recardo abstained from the vote)

5. Planning Application: 08/02103/FUL

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|----------------------------|--|
| Site Address: | 2 Burroughes Avenue Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | The erection of a chalet bungalow with parking spaces (Re-submission) (GR 354286/116673) |
| Recommending Case Officer: | Helen Ferdinand |
| Target date : | 27th June 2008 |
| Applicant : | Ms T Stuart |
| Type : | Minor Dwellings 1-9 site less than 1ha |

Andy Cato explained that this application was to amend a previously approved scheme by re-siting the position of the dwelling within the site by one metre to the east and 0.8 metres to the north.

RECOMMENDED APPROVAL

6. Planning Application: 08/02131/FUL

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|----------------------------|--|
| Site Address: | 130 Sherborne Road Yeovil Somerset |
| Ward : | Yeovil (East) |
| Proposal : | Demolition of a double garage and the erection of a log cabin (GR 356448/116286) |
| Recommending Case Officer: | |
| Target date : | 14th July 2008 |
| Applicant : | Mr Clive Tuck |
| Type : | Other Householder - not a Change of Use |

Andy Cato explained that the applicant had been contacted for confirmation of the use of the proposed building and it was confirmed that the erection of the log cabin would replace an existing double garage. Marianne Bareham explained that parking for two vehicles would be provided by a pull in on the access road to the property. In answer to a query Andy Cato explained that confirmation on the requirement for planning consent was dependent on the applicant outlining the use of the proposed building.

RECOMMENDED REFUSAL

On the grounds of loss of existing off road parking and lack of sufficient information to provide a full and proper determination of the application.

7. Planning Application: 08/02182/FUL

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|----------------------------|---|
| Site Address: | 83 Southway Drive Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | Internal and external alterations to dwelling, the erection of a carport and formation of pedestrian access (GR: 355035/116879) |
| Recommending Case Officer: | Helen Ferdinand |
| Target date : | 4th July 2008 |
| Applicant : | Mr Ronald Woodrow |
| Type : | Other Householder - not a Change of Use |

Andy Cato informed the Committee that the TPOs (Tree Preservation Orders) referred to in the Case Officer's report originate from the adjacent property.

RECOMMENDED APPROVAL

7/232 AMENDED PLANS

1. Planning Application: 08/00820/FUL

Martin Wilde, agent, addressed the Committee and explained that a correction was required to the information presented at the last meeting of 2 June 2008 when this application had been considered as the Committee were informed that the applicant had signed a Certificate C regarding land ownership. However, the applicant had actually signed Certificate D in which the applicant confirms that he does not know the owner of a section of land within

the application site. He added that the paragraph at the top of page 23 in the agenda entitled '2. *Planning Application 08/00820/FUL*' was not in fact relevant to this application. Martin Wilde reminded the Committee that when this application had been considered at previous meetings on 19 May and 2 June, Committee had recommended approval on both occasions. He outlined his concerns regarding the application process and commended the Committee to approve the application.

RECOMMENDED APPROVAL (Julian Freke abstained from the vote)

7/233 **REPORT TABLE**

Andy Cato explained that the first application of the Report Table 08/02305/FUL, 2 Ivy Walk, Yeovil was for a modest extension and a small timber shed. In answer to a query Andy Cato informed the Committee that with regard to application 08/02340/FUL, 41 Turners Barn Lane, there was limited history to the site; permissions were sought and obtained in 1980 for a sun room and in 1982 for a granny annexe.

RECOMMENDED APPROVAL to the applications set out in the Report Table.

The Committee discussed the type of applications recently included within the Report Table and raised concerns that some may require a full report. The Assistant Town Clerk explained to the Committee that the six month review of the new arrangements put in place with regard to the Report Table was due and would be included within the agenda for the next Planning and Licensing Committee meeting.

7/234 **PLANNING DECISIONS**

Concern was raised regarding the planning decision highlighted – decision reference 08/01327/FUL, the construction of three car parking spaces on existing scrubland at land at Queensway Place, Yeovil, Somerset BA20 1TX. The Planning and Licensing Committee had recommended refusal on this application. However, it had been approved by South Somerset District Council. It was noted that the application was not considered at South Somerset District Council Area South Committee. Andy Cato explained to the Committee that as the decision had now been made it could not be altered but assured members that he would ensure letters of explanation are sent by the Case Officer in future when decisions differ from the recommendation of the Town Council.

RESOLVED that the Planning Decisions be noted.

7/235 **CORRESPONDENCE**

The Assistant Town Clerk explained to the Committee that a letter of thanks had been received from the Phoenix Pet and Wildlife Sanctuary for granting a street trading permit for the day to raise money towards the repair of a stable roof.

The Assistant Town Clerk also informed the Committee that an email confirming receipt of the Town Council's response to the consultation on the Core Strategy Issues and Options document had been received.

In answer to a query the Assistant Town Clerk confirmed that a letter had been sent to South Somerset Homes and copied to the Health and Safety Executive as requested following consideration of application 08/01773/FUL at the last meeting of the Committee.

RESOLVED that the matters be noted.

Chairman

SB/HD
17/06/08