

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on Monday 30 June 2008

(7.00pm to 8.15pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Wes Read
Dave Recardo

Also Present:

Jean Marshall – Development Control Team Leader
Sally Bing - Assistant Town Clerk

7/236 MINUTES

The Minutes of the previous meeting held on 16 June 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/237 APOLOGIES FOR ABSENCE

Apologies for absence were received from J Vincent Chainey and Tom Parsley.

7/238 DECLARATIONS OF INTEREST

Julian Freke 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.

Before considering the planning applications it was noted that the introduction to the schedule of planning applications had been updated as suggested at the last meeting of the Planning and Licensing Committee. Jean Marshall outlined the District Council's scheme of delegation. The Committee was pleased with the amendments which helped clarify the process for this and future meetings.

7/239 **AMENDED PLANS**

1. Planning Application: 08/02154/R3D

<i>Site Address:</i>	<i>Car Park Peter Street Yeovil</i>
<i>Ward :</i>	<i>Yeovil (Central)</i>
<i>Proposal :</i>	<i>The construction of new public conveniences and alterations to car park layout (GR: 355801/115913)</i>
<i>Recommending Case Officer:</i>	<i>Greg Lester</i>
<i>Target date :</i>	<i>7th July 2008</i>
<i>Applicant :</i>	<i>Property Services</i>
<i>Type :</i>	<i>Other</i>

Jean Marshall informed the Committee that whilst the agenda stated that this amended planning application was for information only, the Committee was welcome to make further comments. Discussion took place regarding the revised design of the roof and the sun pipes which would provide natural light to the interior of the building.

RECOMMENDED APPROVAL

2. Planning Application: 08/02031/FUL

Location: 99 Stiby Road, Yeovil

Proposal: The erection of a single storey rear extension

Jean Marshall explained to the Committee that there was no change to the original planning application however an additional plan of the west elevation had been submitted.

RECOMMENDED APPROVAL

7/240 **REPORT TABLE**

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

7/241 **PLANNING DECISIONS**

RESOLVED that the Planning Decisions be noted.

7/242 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of Planning Application decision reference 08/00005/FUL. Location: Land rear of 163 Larkhill Road, Yeovil,

Somerset BA21 3HW. Proposal – demolition of garages and 1 no. dwelling and the erection of 13 no. dwellings and alterations to access.

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of Planning Application Decision Reference 08/00270/FUL. Location: 24-30 and 36-46 and 53-75 Milford Road, 176, 178, 103 and 105 Hillcrest Road and land south of 21 Wingate Avenue, Yeovil, Somerset. Proposal – residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings.

The Assistant Town Clerk also explained to the Committee that a letter had been received from Andy Collins, Case Officer for Planning Application Decision Reference 08/01484/FUL. Location – Nelson Inn, Eastland Road, Yeovil. Proposal: the conversion of existing public house into some flats. The letter explained why the Case Officer's recommendation did not accord with the views submitted by the Town Council.

RESOLVED that the matters be noted.

7/243 **REVIEW OF REPORT TABLE ON PLANNING AGENDA**

The Committee considered the report of the Assistant Town Clerk (agenda item 8 refers) and it was generally felt that too many applications including householder applications for single and two storey extensions were being included on the report table.

Jean Marshall explained that the Committee could request a full report for all planning applications but pointed out that Advertisement Consent and Listed Building Consent were not planning applications.

The Committee felt that it would like only very minor Householder Applications such as porches, fences, and similar Advertisement Applications and Listed Building Applications where there is an accompanying report for a full application on the same agenda to be included within the Report Table.

RESOLVED

- (1) that the matters be noted
- (2) that the following applications only be included in the Report Table in future:
 - Advertisement Applications
 - Listed Building Applications where there is a planning application on the same agenda
 - very minor Householder Applications such as porches, fences and similar (maybe sheds and garages if very straightforward); and
- (3) that the current practice be reviewed again in twelve months time or sooner if any member of the Committee feels it necessary.

7/244 **STREET TRADING – SALE OF VARIOUS ITEMS FEATURING SANCTUARY ANIMALS**

The Committee considered the application for a Street Trading Consent to sell competition tickets, badges, key rings, fridge magnets and A4 animal photographs featuring sanctuary animals in Middle Street on Monday 21 July, Monday 18 August and Monday 15 September 2008. The Committee also considered the request of waiver of fees as the applicants were attempting to raise funds to carry out repairs to a roof at the sanctuary which had been damaged by high winds earlier in the year. It was noted that the applicant had applied to trade on Monday 26 May 2008 and had successfully applied for a waiver of fees for that day.

RESOLVED

- (1) that the matters be noted
- (2) that a Street Trading Consent be permitted for Phoenix Pet and Wildlife Sanctuary on Monday 21 July, Monday 18 August and Monday 15 September 2008 for trading in Middle Street; and
- (3) that as the applicants had benefited from a waiver of fees on one occasion earlier in the year the request to waive fees be declined on this occasion.

7/245 **STREET TRADING - APPLICATION FOR SALE OF SPANISH CHURROS**

The Committee considered the application for a Street Trading Consent to sell a Spanish Churro snack cooked into a crisp with a choice of sweet fillings, cinnamon or chocolate coating from a unit located at the junction of High Street and King George Street. The Assistant Town Clerk distributed to the Committee an artists impression of the style of street trading unit and explained that the seller would be operating on three week days and Saturday each week, commencing in August 2008. It was deemed that the location for this style of unit was suitable, however some concern was raised regarding sufficient space to allow adequate access for pedestrians around the unit. A site visit with the applicant, the Assistant Town Clerk and the Vice Chairman of the Planning and Licensing Committee was therefore suggested to confirm that adequate space was available for the unit to be sited in that location.

RECOMMENDED

- (1) that the matter be noted
- (2) that a Street Trading Consent be permitted to sell Spanish Churros snack from the unit illustrated in the artists impression at the junction of High Street and King George Street subject to confirmation at the site meeting that adequate space would remain for pedestrians; and

- (3) with a condition that the generator be situated within the street trading unit

Chairman

SB/HD
07/07/08