

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 1 March 2010**.

(7.00pm to 7.40pm)

### **Present:**

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

### **Also Present:**

Sarah Hunt – Assistant Town Clerk  
Adrian Noon – Planning Officer – SSDC

### 7/506 **MINUTES**

The Minutes of the previous meeting held on 1 February 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/507 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke and Andrew Kendall.

### 7/508 **DECLARATIONS OF INTEREST**

David Recardo referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at district level, taking into account all relevant evidence and representations made at that tier.

David also declared a personal interest in Planning Application 09/04939/FUL as his sister lived in a flat above the shops in St. John's Road. He also advised that she did not drive and did not own a car and that any comments he may make about the application were made on behalf of residents in general.

**1. Planning Application:10/00491/FUL**

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The provision of new safety handrails to perimeter of existing flat roofs.( GR 355505/116348)
Recommending Case Officer:	Andrew Collins
Target date :	30th March 2010
Applicant :	Mr R Steel ( Director Of EFM )
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMENDED APPROVAL**

Subject to assurances that the railings were installed only for roof maintenance health and safety.

**2. Planning Application: 10/00512/FUL**

Site Address:	24 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey side extension including integral garage (Revised application) (GR 354704/114829)
Recommending Case Officer:	Diana Watts
Target date :	31st March 2010
Applicant :	Mr Lee Hartlebury
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL****3. Planning Application: 09/04939/FUL**

Site Address:	Land At Northbrook Road Yeovil Somerset
Ward :	Yeovil
Proposal :	Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space (GR 356557/117425)
Recommending Case Officer:	Adrian Noon
Target date :	9th March 2010
Applicant :	Yarlington Housing Group
Type :	Minor Other less than 1,000 sq.m or 1ha

Matt Frost of Boon Brown described the Northbrook Road development as the latest phase in Yarlington Housing Group's replacement programme for pre-fab concrete housing in Yeovil.

He described the benefits of the proposed development, which included providing a larger public open space and incorporating it into the community. There would also be an improved footpath to St. John's Road. He also

advised that the parking ratio would increase from 1.3 to 1.75 and that all the homes would be built to be energy efficient.

The Planning Officer advised that the redevelopment would provide a density of 58 units per hectare, not 54 as stated in the agenda (page 11). He also referred to a typographical error on page 13 of the agenda, indicating that it should say plot 12 rather than plot 42.

David Recardo said he was aware that existing garages had been removed and people were now parking on the road. There were no plans to provide replacement parking and cars were parking on the pavement and on the road behind the shops.

He, like Peter Goodman, felt that the accommodation appeared to be very small and was concerned that East Ward was becoming a dormitory. David felt that there was little for the young people to do in the area and hoped that a youth club or similar would be considered. John Grana was concerned about the overall design and described it as 'pretty mediocre'.

Clive Davis asked Matt Frost what percentage of homes would be built to 'lifetime home' standard. The latter said he would check. The Planning Officer advised Clive that drop kerbs and other considerations would be picked up by Somerset County Council as part of the road adoption process.

#### **RECOMMENDED REFUSAL**

On the grounds of:

- poor design (very little natural light in second bedrooms)
- lack of Highway safety due to increased pressure on on-street parking due to loss of garages
- loss of plot size (private amenity space)

#### 7/510 **PLANNING DECISIONS**

##### **RESOLVED**

that the planning decisions be noted.

#### 7/511 **CORRESPONDENCE**

There were no items of correspondence.

Chairman