

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 March 2009**

(7.00pm to 8.40pm)

Present:

Philip Chandler (Chairman)
J Vincent Chainey
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester

Also Present:

Adrian Noon - Major Projects Co-ordinator, Planning (SSDC)
Nick Head – Planning Officer (SSDC)
Sally Bing – Assistant Town Clerk

7/370 **MINUTES**

The Minutes of the previous meeting held on 16 February 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/371 **APOLOGIES FOR ABSENCE**

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

7/372 **DECLARATIONS OF INTEREST**

J Vincent Chainey and Julian Freke each referred to their membership of South Somerset District Council and indicated that whilst they might speak and 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.

John Grana declared a personal and prejudicial interest in Planning Application number 08/05298/FUL at Westland Helicopters Ltd Lysander Road Yeovil due to his sub-contract with Westland Helicopters.

Phil Chandler declared a personal and prejudicial interest in Planning Application Number 09/00059/FUL at Sherborne House Sherborne Road Yeovil due to his partner's employment with the applicant.

7/373 **PLANS LIST****1. Planning Application: 08/05298/FUL**

Site Address:	Westland Helicopters Ltd Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	The construction of a replacement concrete landing pad with associated works (GR 354302/115253)
Recommending Case Officer:	Alex Skidmore
Target date :	23rd April 2009
Applicant :	Mr Chris Terry
Type :	Major Other f/space 1,000 sq.m or 1 ha+

(John Grana 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)

RECOMMENDED APPROVAL**2. Planning Application: 09/00059/FUL**

Site Address:	Sherborne House Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Alterations and extensions to care home, conversion of bungalow to form part of care home and alterations to access (GR 356499/116355)
Recommending Case Officer:	Nicholas Head
Target date :	6th May 2009
Applicant :	Altogether Care LLP
Type :	Major Other f/space 1,000 sq.m or 1 ha+

(Phil Chandler 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). Clive Davis in the Chair.

Mr Evans, agent, addressed some of the concerns raised in the Case Officer's report, stating that the neighbouring properties were adequate distance away and would not be overlooked by the new development; that light would not be restricted by the new development due to its location in relationship to existing dwellings; that considerable tree planting already existed on the boundaries of the property and due to the positioning of the site would be more likely to effect the application property than neighbouring properties; that the bungalow would be at a lower level than adjoining properties; that the agents had taken into consideration comments from Highways and ensured that vehicles could access the site, turn and egress the site in forward gear; that some removal of properties would open up the site on a couple of boundaries; and the surfaces planned would be permeable to allow rainwater to drain through.

Mr Perry, objector, stated that eight neighbouring houses would be completely overlooked by the new development and cause intrusion on privacy.

The Planning Officer explained that comments had been received from Highways raising objections due to the proposed vehicular access arrangements. It was noted that the proposal for a total of 57 rooms would almost double the size of the facility.

It was understood by Members that the Planning Permission for the bungalow had been given for use by staff but it was noted that it was in use by residents. Concern was also raised by Members regarding the lack of parking and the overdevelopment of the site.

RECOMMENDED REFUSAL on the grounds of overdevelopment, insufficient parking and overlooking.

3. Planning Application: 09/00117/FUL

Site Address:	46 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a first floor extension. (GR 354525/116124)
Recommending Case Officer:	Sam Fox
Target date :	6th March 2009
Applicant :	Mr D Rose
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

4. Planning Application: 09/00267/FUL

Site Address:	St Gildas School Mary Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of an external lift shaft enclosure. (GR 355817/116310)
Recommending Case Officer:	Diana Watts
Target date :	17 th March 2009
Applicant :	The Board Of Governors
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

5. Planning Application: 09/00337/FUL

Site Address:	64 Chelston Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of former family centre to a house for multiple occupancy. (GR 355988/117087)
Recommending Case Officer:	Andrew Collins
Target date :	19th March 2009
Applicant :	Mr Adrian Mead
Type :	Minor Dwellings 1-9 site less than 1ha

Mr Adrian Mead, applicant, explained that a parking plan had been submitted detailing off road parking for up to 5 cars on an area that was already substantially paved. In answer to a concern raised in the Case Officer's report regarding congestion on Chelston Avenue, which was a bus route, Mr Mead explained that there was adequate access for both buses and emergency vehicles in both directions on the road. With regard to the comment about parking at the back of the development, Mr Mead explained that this was not part of the application.

The Planning Officer explained that no objections had been received from the Highways Authority and parking was deemed adequate.

RECOMMENDED APPROVAL

6. Officer Report On Planning Application: 08/04443/REM

Proposal :	Residential development of 226 dwellings with landscaping, open space, infrastructure and all other associated works (GR 357652/117726)
Site Address:	Key Site Lyde Road Yeovil
Parish:	Yeovil Without
Ward : (SSDC Member)	WARDS OF YEOVIL WITHOUT Mr J Hann (Cllr)
Division (SCC Member)	
Recommending Case Officer:	Mr Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
Target date :	30th April 2009
Applicant :	
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

7. Officer Report On Planning Application: 08/04785/REM

Proposal :	Residential development of 119 units, landscaping, open space, infrastructure and all other associated works (GR 357652/117726)
Site Address:	Key Site Lyde Road Yeovil
Parish:	Yeovil Without
Ward : (SSDC Member)	WARDS OF YEOVIL WITHOUT Mr J Hann (Cllr)
Division (SCC Member)	
Recommending Case Officer:	Mr Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
Target date :	30th April 2009
Applicant :	C/O Agent

Planning Application 08/04443/REM and Planning Application 08/04785/REM were considered concurrently as they both formed part of a Key Site located off Lyde Road, Yeovil, Somerset and whilst they were in Yeovil Without Parish Council the Town Council had been consulted on the applications due to the size and potential impact on Yeovil. Adrian Noon, Major Projects Co-ordinator explained that the applications were due to be considered by South Somerset District Council's Area South Committee on Wednesday 4 March, however, the plans had only been validated approximately four weeks ago and this was the first opportunity he had with full applications and consultations to present the applications to the Town Council's Planning and Licensing Committee. Adrian Noon gave a detailed presentation of the two applications highlighting some key features of the sites including:

- the proposed attenuation ponds at the bottom of the site for water collection from drainage of the site, which would result in a riverside park. It was explained that the attenuation ponds would drain into the nearby river.
- the four areas of the site would be built in character zones and children's play areas and public open spaces would be included. One of the zones would have a "contemporary edge" on the edge of the zone including the tallest buildings on the site of a modern design.
- parking was planned at 1.5 parking spaces per dwelling.
- the buildings on site would be predominantly two storeys rising to three and four storey character buildings around the junctions.
- the design code had been considered by the District Council's Area South Committee in February and had been put forward for design awards.

Adrian Noon explained that the existing turning heads in the residential area adjacent to the application site would form access to phase 1 of the sites for use by public transport. Once all phases of the site had been completed these two points of access would be used only by emergency vehicles with access controlled by controlled bollards. Adrian also explained that the landscape architect had stated that sufficient steps had been taken to improve the

landscaping bringing the proposals closer to the accepted design code. He added that the Police Architectural Liaison Officer had made comments and given advice on appropriate locations for gates and gated barriers to improve security around the site.

During the ensuing discussion by the Committee the following comments were raised:

- concerns over the practicality of flat roofed buildings
- concern that the four storey buildings would be out of keeping with others in the area, concern about the high density of the “Yeovil Core” phase of the site
- concern that access/egress for public transport was inadequate
- concern that the development would exacerbate problems with flooding in Lyde Road
- concern that the access roundabout be properly drained and the culvert diverted; and
- that the monitoring of the methane from the former landfill site be maintained (concern was raised regarding the construction of the road over this area).

The Committee requested that the above comments be formally submitted to South Somerset District Council and

RECOMMENDED REFUSAL on the grounds of Highways impact/additional traffic on Lyde Road; drainage and additional surface water run-off

7/374 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted

7/375 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee of two notifications of appeal decisions.

- Decision reference: 08/02885/FUL Location: 8 Southwoods Yeovil Somerset BA20 2QG Proposal: Alterations and the erection of a two storey extension dwelling house.

The appeal was allowed subject to conditions.

- Application decision reference: 08/00271/REM Location: Land of St Michael’s Avenue Yeovil Somerset BA21 2NE Proposal: Residential development 14 no. dwellings 5 no. flats over garage units 18 no. flats with associated roads, footways, parking, drainage and landscaping (reserve matters of 04/02981/OUT).

The appeal was allowed subject to conditions.

The Assistant Town Clerk added that copies of the inspectorate's reports were available on request.

7/376 **SOMERSET COUNTY COUNCIL PLANNING DECISION**

PLANNING APPLICATION REFERENCE: 08/03958/CP, DEPOSIT OF SOILS TO FORM MOUND ALONG HOLE 8, NEWTON GOLF COURSE AT YEOVIL GOLF CLUB, SHERBORNE ROAD YEOVIL SOMERSET BA21 4BW.

The Committee noted that the above-mentioned Planning Application had been granted conditional planning permission.

Chairman

SB/KD
05/03/09