

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 29 March 2010**

(7.00pm to 8.15pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
Andrew Kendall
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Alex Skidmore – Planning Officer – SSDC

7/518 **MINUTES**

The Minutes of the previous meeting held on 15 March 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/519 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Wes Read.

7/520 **DECLARATIONS OF INTEREST**

Julian Freke, David Recardo and Andrew Kendall 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.

Andrew declared a personal interest in Application 10/00752/FUL and abstained from voting. Philip Chandler declared a personal interest in Application 10/00714/FUL and abstained from voting.

7/521 **PLANS LIST**

1. Planning Application: 10/00316/FUL

Site Address:	Ashleys Of Yeovil And Land Adjoining West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Closure of existing northern access into Ashleys and reconfiguration of the existing southern access, and associated widening of West Hendford (GR 354914/115458)
Recommending Case	Andrew Collins

Officer:	
Target date :	19th April 2010
Applicant :	Mr Nigel Ashley
Type :	Minor Other less than 1,000 sq.m or 1ha

Members welcomed the application and supported Mr Ashley, the applicant, who was seeking the changes in order to make the site accessible for future business development.

RECOMMENDED APPROVAL

Subject to the Highways Authority's approval.

2. Planning Application: 10/00713/FUL

Site Address:	The White Horse Inn 10 St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Alterations, extension and conversion of public house to residential (7 flats) (GR: 356582/116432)
Recommending Case Officer:	Andrew Collins
Target date :	9th April 2010
Applicant :	Mr Tim Love
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer read out a letter from a neighbour, Mr Richards, (also present at the meeting), who was concerned that the proposed change of use might affect residents' rights of way through the car park and also sought reassurances that the Police Liaison Officer could be consulted and appropriate lighting installed along the side and back of the building to minimise anti-social behaviour.

The applicant, Mr Tim Love, said that the proposed development would improve the area and that adequate lighting would be an integral part of the development.

The Planning Officer confirmed that she would seek clarification from the Rights of Way Officer regarding any constraints.

The Planning Officer explained that this was not considered to be a loss of amenity as there were a number of other pubs in the area. Nevertheless, some members expressed regret that yet another pub and adjoining skittle alley in Yeovil would disappear. There was general agreement that it was important for the building to be maintained and inhabited.

RECOMMENDED APPROVAL

subject to the Highways Authority's approval of the access arrangements.

3. Planning Application: 10/00714/FUL

Site Address:	2 Matthews Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The extension, alteration and conversion of existing dwelling into four flats (GR 356349/116421)
Recommending Case Officer:	Andrew Collins

Target date :	9th April 2010
Applicant :	Mr P Perry
Type :	Minor Dwellings 1-9 site less than 1ha

Members were concerned about the location of the proposed development next to a busy road junction and that a two-bedroom house was being turned into four flats. It was noted that the property was part of Yeovil's first municipal housing development and as such could be considered part of the Built Historic Environment (Policy 9).

RECOMMENDED REFUSAL

on the grounds of over-development, impact on residential amenity of neighbouring properties, character of the surrounding area and highway safety.

4. Planning Application: 10/00752/FUL

Site Address:	208 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to vehicular access and the erection of two detached bungalows with integral garages (Revised Application) (GR: 355633/116884)
Recommending Case Officer:	Helen Ferdinand
Target date :	12th April 2010
Applicant :	Mr And Mrs Nardiello
Type :	Minor Dwellings 1-9 site less than 1ha

Members expressed concern that the revised application was presenting a significantly larger footprint than that which had previously been approved in 2007.

RECOMMENDED REFUSAL

on the grounds of over-development.

5. Planning Application: 10/00793/FUL

Site Address:	16 Watercombe Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations to existing roof and the erection of a single storey rear extension (Revised application) (GR 353890/116101)
Recommending Case Officer:	Jane Green
Target date :	30th April 2010
Applicant :	Mr P Latham
Type :	Other Householder - not a Change of Use

Members noted that the application was to change the materials approved on the original application from red brick to rendered block. Members considered that there would be little impact on the surrounding streetscene due to the proposed extension being at the back of the property.

RECOMMENDED APPROVAL

6. Planning Application: 10/00816/FUL

Site Address:	Karibu 84A West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension to dwelling. (GR 354259/114658)
Recommending Case Officer:	Sam Fox
Target date :	19th April 2010
Applicant :	Mr D Knowles
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application: 10/00842/FUL

Site Address:	81 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Application for a new planning permission to replace extant permission 06/02930/FUL
Recommending Case Officer:	Helen Ferdinand
Target date :	21st April 2010
Applicant :	Mr S Moore
Type :	Minor Dwellings 1-9 site less than 1ha

The agent, Robin Bryer, outlined the background to the application. His client was seeking to extend the time limit for implementation. Members noted no material change in circumstances and also that the Highway Authority had no objection in principle.

RECOMMENDED APPROVAL

8. Planning Application: 10/00912/FUL

Site Address:	14 Summerlands Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of an extension to form sun room (GR 354472/116569)
Recommending Case Officer:	Jane Green
Target date :	26th April 2010
Applicant :	Mr J Hughes
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 10/00931/FUL

Site Address:	Tall Chimneys 124A West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension, a first floor extension and a loft conversion. (GR 353919/114557)
Recommending Case Officer:	Helen Ferdinand

Target date :	26th April 2010
Applicant :	Mr P Paniccia
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/522 **REPORT TABLE**

10/00458/ADV: 3 no. non-illuminated banner type signs (retrospective)

RECOMMENDED APPROVAL

7/523 **PLANNING DECISIONS**

RESOLVED

that the planning decisions be noted.

7/524 **CORRESPONDENCE**

There were no items of correspondence.

7/525 **SUPPLEMENTARY REPORT**

RESOLVED

To waive fees for stallholders on Sunday 13 June in return for a contribution to be collected from stallholders for the nominated Go Yeovil! Charities (St. Margaret's Hospice and Yeovil Women's Hospital).

Chairman

SH
30/03/10