

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 March 2009**

(7.00pm to 8.10pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
Simon Hester
David Recardo

Also Present:

Andrew Collins - Planning Officer, SSDC
Sally Bing - Assistant Town Clerk

Public Comment

There were no comments from members of the public.

7/344 **MINUTES**

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

7/345 **APOLOGIES FOR ABSENCE**

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

7/346 **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.

David Recardo declared a personal interest in Agenda Item 9, Tipping of Soils to Allow the Re-shaping of Area Adjacent to 17th Green to Remove Banking at Yeovil Golf Club, Sherborne Road, Bradford Abbas, Sherborne, Dorset, due to his membership with the club.

7/347 **PLANS LIST**

1. Officer Report On Planning Application: 09/00466/FUL

Site Address:	Dorchester Court Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	The provision of an enlarged rooflight to flat 7 (GR 354935/114929)
Recommending Case Officer:	Diana Watts
Target date :	14th April 2009
Applicant :	Richards Rooflines Ltd
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

2. Officer Report On Planning Application: 09/00640/FUL

Site Address:	2 Yew Tree Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a garage, car port and garden shed (GR 354451/114821)
Recommending Case Officer:	Sam Fox
Target date :	13th April 2009
Applicant :	Mrs Mary Dawe
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

3. Officer Report On Planning Application: 09/00748/FUL

Site Address:	249 St Johns Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of existing lean-to conservatory and the erection of a replacement hipped roof conservatory (Revised application) (GR 357244/117302)
Recommending Case Officer:	Sam Fox
Target date :	17th April 2009
Applicant :	Mr Jason Purchase
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/348 **AMENDED PLANS - FOR INFORMATION**

3. Officer Report On Planning Application: 08/04929/COU

Site Address:	Unit 4 33 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	Change of use from industrial warehouse to indoor sports facility (GR: 357642/117052)
Recommending Case Officer:	Andrew Collins
Target date :	2nd February 2009
Applicant :	Mr Simon Trim (PAMFA)
Type :	Other Change Of Use

RECOMMENDED APPROVAL subject to at least 1 disabled bay

11. Officer Report On Planning Application: 09/00101/FUL

Site Address:	The Green Dragon St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Installation of raised decking area with umbrella and the formation of new covered area to garden. (GR: 356418/117032)
Recommending Case Officer:	Andrew Collins
Target date :	5th March 2009
Applicant :	Marstons Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that there was an error on the report (page 21 of the Agenda), the amendment should read as follows:

Erection of 2m high fences on N & E Buildings, omission of umbrella and the installation of self-closing devices on doors.

The Committee raised concerns that the proposals would cause a congregation of people in the outside seating areas in the early hours of the morning. The Planning Officer explained that the removal of the umbrella also meant the heaters beneath the umbrella would be removed and this may discourage people from staying outside for long periods. He also stated that it was his understanding that the application for the License for the premises stated opening time would be until 11.30pm.

RECOMMENDED APPROVAL

7/349 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/350 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal receipt had been received in respect of Planning Application 08/03453/COU. Location: 46 Princes Street, Yeovil, Somerset BA20 1EQ. Change of Use of ground floor premises from A1 (shop) and first floor from A2 (Financial & Professional Services) to A3 (Restaurant and Cafes) on both floors.

RESOLVED

that the correspondence be noted.

7/351 **TOWN AND COUNTRY PLANNING ACT 1990**
THE ERECTION OF A TEMPORARY ELLIOTT CLASSROOM BUILDING TO
REPLACE EXISTING ELLIOTT BUILDING ON LAND AT MILFORD
INFANTS SCHOOL, GLENTHORNE AVENUE, YEOVIL, SOMERSET, BA21
4PG (GRIF REF: 3565702-117249)
REFERENCE: 09/01047/R3C

Concern was raised by the Committee that a temporary solution, which was economically and ecologically detrimental was being proposed to replace a building, which at the time had been proposed to be temporary, but had been in place for approximately 20 years. It was also felt that the County Council, in the current financial climate should be assisting the economy by contracting services of professional builders and setting an example by commissioning buildings with effective heating and insulation systems.

It was therefore **RESOLVED**

to not support the application for a temporary Elliott Classroom in this location, but to suggest that the County Council looks for a more permanent solution, building a permanent structure with proper access and facilities for disabled.

7/352 **DORSET COUNTY COUNCIL**
PLANNING APPLICATION: 1/3/2009/0380
LOCATION: YEOVIL GOLF CLUB, SHERBORNE ROAD, BRADFORD
ABBAS, SHERBORNE, DORSET
DEVELOPMENT PROPOSED: TIPPING OF SOILS TO ALLOW THE RE-
SHAPING OF AREA ADJACENT TO 17TH GREEN TO REMOVE BANKING

Concern was raised regarding site traffic on a very busy road leading to the site and the potential for mud on the road from the transportation of soil.

RESOLVED

to request further information on the impact of the site traffic and the proposals to keep the route clear of mud on the road whilst transporting soil.

7/353 **STREET TRADING APPLICATIONS**

The Committee considered the report of the Assistant Town Clerk (Agenda item 10 refers).

(a) **Sale of Thai Food**

The Committee was disappointed that more effort had not been made to adapt the unit to fit in with the portfolio as had been requested. They therefore felt that it would not be appropriate to locate the unit in King George Street, but would offer pitch 15.

RESOLVED

- (1) that the application for Street Trading Consent for the sale of Thai food on a Saturday on Pitch 1 not be supported; and
- (2) that Pitch 15 be offered as an alternative site.

(b) **Sale of Fruit and Vegetables**

RESOLVED

that the application for Street Trading Consent to sell fruit and vegetables on Thursdays and Fridays be approved for pitch 8.

(c) **Charity Oddments Theatre**

RESOLVED

that as Pitch 15 had been allocated, the Charity Oddments Theatre be offered Pitch 10 on one Saturday in May and one in June with the use of two trestle tables, but the use of a gazebo not be supported.

Chairman