

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 10 May 2010**

(7.00pm to 8.15pm)

Present:

Clive Davis (Vice Chairman)
Julian Freke
Pete Goodman
John Grana
Simon Hester
Andrew Kendall
Wes Read
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Andy Cato – Planning Team Leader - SSDC
J Vincent Chainey (Central Ward)

7/539 **MINUTES**

The Minutes of the previous meeting held on 26 April 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/540 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Phil Chandler.

7/541 **DECLARATIONS OF INTEREST**

Julian Freke, Andrew Kendall 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 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.

7/542 **PLANS LIST**

1. Planning Application: 10/01042/FUL

Site Address:	49 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a conservatory to the rear of dwelling (GR 355718/117442)
Recommending Case Officer:	Jane Green

Target date :	2nd June 2010
Applicant :	Mr & Mrs M Essam
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

2. Planning Application: 10/01128/ADV

Site Address:	The Quedam Centre Vicarage Walk Yeovil
Ward :	Yeovil (Central)
Proposal :	The display of various non-illuminated signs (GR 355851/116020)
Recommending Case Officer:	Simon Fox
Target date :	7th June 2010
Applicant :	UBS Global Asset Management (UK) Ltd
Type :	Other Advertisement

RECOMMENDED APPROVAL

3. Planning Application: 10/01268/FUL

Site Address:	Land Rear Of 55 - 61 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of 3 No. dwellinghouses with associated access and parking facilities (GR 354623/116011)
Recommending Case Officer:	Andy Cato
Target date :	14th June 2010
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

Committee members were disappointed that they were being asked to make a recommendation with observations still awaited from SCC Highways, the SSDC Tree Officer, SSDC Environmental Protection, the Environment Agency and the Consortium of Drainage Boards. Members unanimously contested the fact that the proposed development site posed no flood related threats/issues.

RECOMMENDED REFUSAL

On the grounds of over-development and insufficient parking; it was also considered that the development would act to exacerbate existing flooding problems in the area.

4. Planning Application: 10/01283/FUL

Site Address:	5 York Place Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey side extension to dwellinghouse (GR 355419/116260)

Recommending Case Officer:	Jane Green
Target date :	7th June 2010
Applicant :	Mr M Trott
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

5. Planning Application: 10/01381/FUL

Site Address:	130 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Conversion and alterations to existing double garage to office/study together with a rear pitched roof. (GR 356448/116286)
Recommending Case Officer:	Jane Green
Target date :	4th June 2010
Applicant :	Mr C Tuck
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 10/01435/FUL

Site Address:	28 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a replacement conservatory to rear of dwelling (GR 355042/117188)
Recommending Case Officer:	Jane Green
Target date :	18th June 2010
Applicant :	Mr Croxford
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application: 10/01446/FUL

Site Address:	Apple Tree Nursery 51 The Park Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of UPVC windows to front elevation of premises (Retrospective). (GR 355105/116351)
Recommending Case Officer:	Jane Green
Target date :	4th June 2010
Applicant :	Apple Tree Childrens Nursery
Type :	Minor Other less than 1,000 sq.m or 1ha

Members commented that the applicant should have sought appropriate guidance from the Planning Department at the outset.

RECOMMENDED APPROVAL

8. Planning Application: 10/01490/FUL

Site Address:	Sherborne House Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Demolition of existing bungalow and alterations and a two storey extension to care home with alterations to vehicular access (GR 356499/116355)
Recommending Case Officer:	Simon Fox
Target date :	19th July 2010
Applicant :	Altogether Care LLP
Type :	Major Other f/space 1,000 sq.m or 1 ha+

The Planning Officer reported that there had been no objections received from either Pollution Control or the Technical Officer. Members noted that the submission was for a 30% increase in the proposed number of bedrooms and they were concerned at the potential effect on the residential amenity of the occupiers of adjacent properties as well as a lack of car parking.

RECOMMENDED REFUSAL

On the grounds of :

- the architectural and landscape design does not respect the form, character and setting of the locality and does not respect any local distinctiveness about the locality;
- the density form, scale, massing, height and proportions : does not respect and relate well to the character of the surroundings;
- residential amenity of the occupiers of adjacent properties will be unacceptably disturbed, interfered with and unacceptable overlooking will result of the adjacent properties;
- the proposal will harm the natural environment in an unacceptable an avoidable way;
- the increase in activity on the site will not be able to be accommodated without prejudice to road safety.

7/543 **REPORT TABLE**

10/01274/ADV: 4 no. internally illuminated roof-mounted signs.

RECOMMENDED APPROVAL

7/544 **PLANNING DECISIONS**

Disappointment was expressed at the decision to approve Application No. 10/00752/FUL (208 Goldcroft, Yeovil).

Note: To correct an omission on the May 10 Agenda on P. 27 – Application 10/00931/FUL (124A West Coker Road, Yeovil) had been **APPROVED**.

RESOLVED

that the planning decisions be noted.

7/545 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SH
11/05/10