

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 11 May 2009**

(7.00pm to 7.35pm)

Present:

Philip Chandler - Chairman
Clive Davis
Julian Freke
Pete Goodman

Also Present:

Alex Skidmore - Planning Officer, SSDC
Sally Bing - Assistant Town Clerk

7/369 **MINUTES**

The Minutes of the previous meeting held on 27 April 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/370 **APOLOGIES FOR ABSENCE**

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

7/371 **DECLARATIONS OF INTEREST**

Julian Freke, referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which may 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.

All Town Council Members present declared a personal interest in Planning Application number 09/00737/FUL, Demolition of existing garages and erection of 6 garages, land rear of 12 and adjoining Goar Knap, St Michaels Avenue, Yeovil, due to the proximity of the application site to Town Council owned land.

7/372 PLANS LIST

1. Planning Application: 09/00737/FUL

Site Address:	Land Rear Of 12 And Adjoining Goar Knap St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Demolish existing garages and erection of 6 No. garages (GR 356593/116459)
Recommending Case Officer:	
Target date :	18th June 2009
Applicant :	S & S Builders
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that Somerset Highways had responded and given no observations.

RECOMMENDED APPROVAL

2. Planning Application: 09/01201/FUL

Site Address:	80 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey rear extension to dwellinghouse and formation of vehicular access and hardstanding (GR 356490/116733)
Recommending Case Officer:	Sam Fox
Target date :	15th May 2009
Applicant :	Mr J Bowen
Type :	Other Householder - not a Change of Use

Mr Bowen, applicant, explained that he was available to answer any questions regarding the application.

The Planning Officer informed the Committee that Somerset Highways had responded regarding the formation of 2 parking spaces to the front of the property and stated that whilst the width of 5 metres was sufficient the length of each parking space fell short of the required 5 metres to ensure that vehicles parking in the bays would not encroach on the pavement. The Planning Officer confirmed that the space available for the 2 parking bays was 5 metres in width and 4.4 metres in length. She added that the retaining wall immediately in front of the proposed parking bays was 0.65 metres from the bay window of the property.

The Committee discussed the application and raised no objections to the proposed extension, however raised concerns that the vehicles parking on the proposed parking bays would cause obstruction on the pavement. It was therefore felt that the application could be supported subject to a workable resolution to increase the size of the parking bays to the satisfaction of Somerset Highways.

RECOMMENDED APPROVAL subject to satisfying Somerset Highways requirements on the 2 parking spaces at the front of the property.

3. Planning Application: 09/01400/LBC

Site Address:	Knapp House 225 Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of replacement front door and the retention of existing windows on front elevation (GR 353610/116146)
Recommending Case Officer:	Sam Fox
Target date :	27th May 2009
Applicant :	Mr And Mrs B Langford
Type :	Other LBC Alteration

The Planning Officer informed the Committee that the application included reference to the front door of the property which had already been approved in a different previous application. With regard to the windows, she informed the Committee that the Conservation Officer had strongly objected to the new windows, raising particular concern about the double reflection caused by the double glazing. The Planning Officer explained that alternative methods could be used including using single glazing and secondary glazing.

Mr P Dance, agent, explained to the Committee that the application was retrospective and the windows had been installed in the property for 20 years. He added that as far as he was aware, not one member of the public had noticed the windows or made a complaint about them, but that the replacement of the windows had been identified by an Officer of the District Council. He appealed to the Committee that Planning Policy Guidance 15, the current policy relevant to the historical environment was a guidance, and requested that the Committee considered the retention of the windows favourably.

The Committee discussed the application and felt that whilst preferable to comply with Planning Policy Guidance, on this occasion, and due to the lack of complaints from members of the public over the last 20 years, the windows could be deemed as acceptable.

RECOMMENDED APPROVAL

4. Planning Application: 09/01471/FUL

Site Address:	19 Bond Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and conversion of the first floor storage area to a flat (GR 355832/115915)
Recommending Case Officer:	Jane Green
Target date :	3rd June 2009
Applicant :	Mrs Ruraya Khan
Type :	Other Change Of Use

The Planning Officer informed the Committee that the Environmental Protection Unit had responded to the consultation and raised no comments.

The Committee discussed the application and it was confirmed that whilst it was not felt that a bicycle rack was necessary, one could be made available subject to ensuring the rack did not interfere with emergency access routes.

RECOMMENDED APPROVAL

7/373 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

7/374 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that notification of decision had been received from Somerset County Council in respect of Planning Application number 09/01047/R3C. Proposal: the erection of a temporary Elliott classroom building to replace existing Elliott building. Location: Milford Infants School, Glenthorne Avenue, Yeovil.

Conditional Planning Permission granted.

Chairman

SB/AB
14/05/09