

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 24 May 2010**

(7.00pm to 8.15pm)

**Present:**

J Vincent Chainey (Chairman)  
Clive Davis (Vice Chairman)  
Julian Freke  
Pete Goodman  
John Grana  
John Hann  
Simon Hester  
David Recardo

**Also Present:**

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

7/546 **MINUTES**

The Minutes of the previous meeting held on 10 May 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/547 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Andy Kendall and Phil Chandler.

7/548 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, John Hann, 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.

7/549 **PLANS LIST**

Note : As there were a number of members of the public interested in Items 10 and 11, these were taken first.

**1. Planning Application:10/00392/COU**

Site Address:	7A Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The change of use of first floor from a restaurant to a self contained flat (Retrospective) (GR 356183/116101)

Recommending Case Officer:	Alex Skidmore
Target date :	17 <sup>th</sup> June 2010
Applicant :	Eversheds Llp
Type :	Other Change Of Use

David Recardo observed that he could not remember the premises ever being used as a restaurant.

Members commented that they were disappointed that they were being asked to approve a retrospective application. There was some concern as to whether there was sufficient amenity space available for safe refuse disposal.

## **RECOMMENDED APPROVAL**

Subject to the Planning Officer investigating the amenity provision and if appropriate, recommending improvements, such as refuse and cycle storage and laundry area.

### **2. Planning Application: 10/01109/FUL**

Site Address:	17 White Mead Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to side of dwelling (GR 353570/116587)
Recommending Case Officer:	Sam Fox
Target date :	10th May 2010
Applicant :	Mr Smail
Type :	Other Householder - not a Change of Use

## **RECOMMENDED APPROVAL**

### **3. Planning Application: 10/1273/FUL**

Site Address:	Mcdonalds Restaurants Ltd Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of an extension to existing restaurant (GR 354787/115351)
Recommending Case Officer:	Alex Skidmore
Target date :	16th June 2010
Applicant :	McDonalds Restaurant Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

## **RECOMMENDED APPROVAL**

### **4. Planning Application: 10/01285/LBC**

<b>Site Address:</b>	2 The Old Glovers Arms Central Road Yeovil
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	The installation of a conservation rooflight (GR 356071/116147)

<b>Recommending Case Officer:</b>	Alex Skidmore
<b>Target date :</b>	24th June 2010
<b>Applicant :</b>	Mr Zoubeir Mohsen Hergli
<b>Type :</b>	Other LBC Alteration

Members were advised that there was extant listed building planning permission for a smaller rooflight.

### **RECOMMENDED REFUSAL**

On the grounds that the revised rooflight window was too large.

#### **5. Planning Application: 10/01307/FUL**

Site Address:	87 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Internal alterations and the conversion of existing dwellinghouse into 2 No. self contained flats. (GR 356464/116699)
Recommending Case Officer:	Alex Skidmore
Target date :	22nd June 2010
Applicant :	Ian Robinson
Type :	Minor Dwellings 1-9 site less than 1ha

Members were concerned that the mid-terrace construction and narrowness of the property were not suitable for flat conversion.

### **RECOMMENDED REFUSAL**

On the grounds that there would be an adverse impact upon the character and appearance of the area and also upon residential amenity of neighbouring properties.

#### **6. Planning Application: 10/01409/FUL**

Site Address:	72 Bicknell Gardens Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The conversion of existing garage into habitable room. (GR 356001/117502)
Recommending Case Officer:	Jane Green
Target date :	14th June 2010
Applicant :	Mr S Corner
Type :	Other Householder - not a Change of Use

### **RECOMMENDED APPROVAL**

#### **7. Planning Application: 10/01417/FUL**

Site Address:	13-14 South Street Yeovil Somerset
Ward :	Yeovil (Central)

Proposal :	Application for a new permission to replace extant permission 05/00939/FUL (The demolition of existing offices and workshops and the erection of twelve flats (GR 355755/115864)
Recommending Case Officer:	Simon Fox
Target date :	9th July 2010
Applicant :	Mr J Knight
Type :	Major Dwlg 10 or more or site 0.5ha+

## APPLICATION WITHDRAWN

### 8. Planning Application: 10/01478/FUL

Site Address:	77 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of a new shop front (Retrospective)(GR 356030/115965)
Recommending Case Officer:	Simon Fox
Target date :	8th July 2010
Applicant :	Amplifon Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

It was noted that there was a step up into the shop and it was questioned why this could not be made into a level access as part of the new shop front scheme.

## RECOMMENDED REFUSAL

On the grounds of poor accessibility.

### 9. Planning Application: 10/01583/FUL

Site Address:	252 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a first floor extension to side of dwelling house over existing garage and rear single storey infill extension to form sun room.(GR 356362/117416)
Recommending Case Officer:	Jane Green
Target date :	18th June 2010
Applicant :	Mr S Vine
Type :	Other Householder - not a Change of Use

Julian Freke drew attention to the plan drawings, which he felt were not particularly clear or sufficiently detailed.

## RECOMMENDED REFUSAL

On the grounds that the first floor extension was of excessive bulk and size, overbearing and out of keeping with the area.

## 10. Planning Application: 10/01760/R3D

Site Address:	Land Adjoining Car Park Brunswick Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey ranger centre to include office/kitchen/workshop/storage/education/meeting room/tea room and public toilet (GR 355471/115423)
Recommending Case Officer:	Andy Cato
Target date :	6th July 2010
Applicant :	Ms Katy Menday
Type :	Non PS1 and PS2 return applications

Representations were heard from two local residents, who lived very close to the proposed site. Although they were generally in favour of a ranger centre, they were disappointed that they had only just found out about the application and they opposed the location as it was one of the few pieces of flat, natural amenity land in the Country Park.

Members showed support for a facility which would benefit the Country Park but concerns were raised in respect of the size and siting of the development, the appropriateness of the building in this location where it would intrude into unspoilt countryside and they asked for other locations to be considered further.

### **RECOMMENDED REFUSAL**

On the grounds that the proposed application does not meet the criteria for:

#### ST5

- a) reducing the need to travel or providing accessibility
- b) making efficient use of land
- c) conserving biodiversity and environmental assets
- d) respecting form, character and setting of the locality
- e) providing satisfactory access into and within the site.

#### ST6

- f) respecting the form, character and setting of the local environment
- g) preserving and complementing the key characteristics of the location
- h) avoiding the loss of open spaces
- i) avoiding harm to the natural and built environment of the locality
- j) retaining and integrating attractive site features and natural characteristics within the scheme.

## 11. Planning Application: 10/01800/FUL

Site Address:	105 Plantagenet Chase Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement conservatory. (GR 354102/114770)
Recommending Case Officer:	Jane Green

Target date :	29th June 2010
Applicant :	Mr & Mrs Steer
Type :	Other Householder - not a Change of Use

The owner of the adjoining property expressed concern to Members that the proposed footprint was too large and that there would be significant visual intrusion as well as loss of light.

### **RECOMMENDED REFUSAL**

On the grounds of over-development, detrimental impact upon the residential amenity of adjoining neighbour and form and character of the area.

#### 7/550 **REPORT TABLE**

**10/01564/ADV:** 1 no. internally illuminated fascia sign and 1 no. externally illuminated projecting sign (retrospective).

### **RECOMMENDED APPROVAL**

#### 7/551 **PLANNING DECISIONS**

### **RESOLVED**

that the planning decisions be noted.

#### 7/552 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SH  
26/05/10