

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 27 May 2009**

(7.00pm to 8.40pm)

Present:

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

Also Present:

Tom Parsley - Yeovil South Ward
Alan Tawse - Town Clerk
Helen Ferdinand - Planning Officer (SSDC)

7/377 **MINUTES**

The Minutes of the previous meetings held on 11 May and 12 May 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/378 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Wes Read.

7/379 **DECLARATIONS OF INTEREST**

Julian Freke, Andrew Kendall, Tom Parsley and David Recardo each referred to their membership of South Somerset District Council and indicated that whilst they might speak and (in the case of voting Members) 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.

Clive Davis declared a personal interest in planning application 09/01583/FUL (erection of a single storey and a two storey extension to rear of dwelling - 88 Preston Grove, Yeovil) by virtue of his knowledge of one of the objectors.

Phil Chandler declared a personal and prejudicial interest in respect of the same planning application by virtue of a family connection to the occupier of an adjoining property.

7/380 **PLANS LIST****1. Planning Application: 09/01177/COU**

Site Address:	37 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of part of first floor of premises from shop (Use Class A1) to doctors surgery (Use Class D1) (GR 355857/115974)
Recommending Case Officer:	Diana Watts
Target date :	27th May 2009
Applicant :	Mrs V Goodliffe
Type :	Other Change Of Use

RECOMMENDED APPROVAL**2. Planning Application: 09/01311/FUL**

Site Address:	Preston Road Methodist Church Cedar Grove Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of replacement windows (GR 354415/116466)
Recommending Case Officer:	
Target date :	12th June 2009
Applicant :	Mr John Harwood
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL**3. Planning Application: 09/01419/FUL**

Site Address:	The Old Coach House 1A Rustywell Hendford Hill
Ward :	Yeovil (South)
Proposal :	The installation of an area of wooden decking (GR 355033/115215)
Recommending Case Officer	Sam Fox
Target date :	12th June 2009
Applicant :	Mr J Parker
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

4. Planning Application: 09/01428/FUL

Site Address:	20 Newton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Demolition of kitchen and w.c and the erection of a single storey extension to form training room (GR 356213/115974)
Recommending Case Officer:	Helen Ferdinand
Target date :	1st June 2009
Applicant :	Barnabas Housing Association
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer indicated that since the publication of the Agenda, the application had been amended by the applicants to provide a flat roof rather than a monopitch roof. A copy of the amended drawings was displayed at the meeting. She added that the Conservation Officer had expressed the view that the proposal would have no adverse impact on the adjoining building.

Kathleen Gray, objector, expressed her concern about the application which she felt would have an adverse effect on the value of nearby properties and would cause an unacceptable loss of light. She also felt that the proposed development would have a detrimental effect on the amenity of the area and would result in additional rubbish being deposited within the curtilage of nearby properties.

She also referred to disputed land ownership issues and the presence of historic artefacts within the garden of her property. Finally, she drew attention to instances of anti-social behaviour in the area which she felt would be exacerbated should the development go ahead.

Jane Gorham, objector, echoed the comments made by Kathleen Gray.

The Planning Officer drew attention to the planning history and indicated that the Police had been supportive of the ongoing use of the premises. She added that the County Archaeologist had expressed no objections on archaeological grounds to the proposal and that the question of land ownership was not a material consideration in considering the planning application.

During the ensuing discussion, Members expressed their concern at the application which they felt constituted an unacceptable over-development of the area.

RECOMMENDED REFUSAL on the grounds of over-development resulting in a detrimental impact on the form, character and setting of the area, and an unacceptable impact on residential amenity.

5. Planning Application: 09/01447/FUL

Site Address:	98 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey extension to side of dwellinghouse (GR 355496/117311)
Recommending Case Officer:	
Target date :	3rd June 2009
Applicant :	Mr Mark Bastin
Type :	Other Householder - not a Change of Use

The Planning Officer indicated that the Highway Authority had expressed no objection to the application subject to no reduction in the current level of on-site parking.

During the ensuing discussion, Members referred to the need to attach a condition to any consent granted to prevent the neighbouring property being overlooked from the first floor side window.

RECOMMENDED APPROVAL subject to a condition for obscure glazing in the first floor side window.

6. Planning Application: 09/01448/COU

Site Address:	60 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The use of existing garden shed as a dog grooming parlour (Retrospective Application) (GR 354993/117330)
Recommending Case Officer:	Sam Fox
Target date :	2nd June 2009
Applicant :	Mrs L Hannam
Type :	Other Change Of Use

The Planning Officer indicated that the Environmental Protection Unit had no objection to the application. She added that whilst the Highway Authority's views were still awaited, it was likely from initial discussions that they would raise no objection provided that sufficient on-site parking was maintained.

RECOMMENDED APPROVAL

7. Planning Application: 09/01467/FUL

Site Address:	Land Adjoining 2 Gordon Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Demolition of garages and the erection of a dwelling (GR 356193/116556)
Recommending Case Officer:	Helen Ferdinand
Target date :	3rd June 2009
Applicant :	Mr M Brooks & Mr S Birnie
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer drew attention to the planning history and the split level nature of the site. She added that the Highway Authority had indicated that the latest proposal was in line with existing parking strategies and that no objection had been raised subject to a parking space being maintained for the occupiers of the proposed dwelling.

Stephen Birnie, applicant, spoke in favour of the application and indicated that he could see no problem regarding the maintenance of the provision of access during the construction period for neighbouring properties. He also drew attention to the design of the proposed development and split nature of the site, which he pointed out would result in a reduction in the height of the existing garage, thereby lessening the impact on neighbouring properties.

During the ensuing discussion, Members expressed their support for the application subject to appropriate conditions during the construction period to minimise the impact of the work on neighbouring properties.

RECOMMENDED APPROVAL subject to conditions to deal with deliveries (from Gordon Road) and the hours of working.

8. Planning Application: 09/01583/FUL

Site Address:	80A Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey and a two storey extension to rear of dwelling (GR 354341/116253)
Recommending Case Officer:	
Target date :	12th June 2009
Applicant :	Mr A Baker
Type :	Other Householder - not a Change of Use

(Philip Chandler, having declared a personal and prejudicial interest in this application, left the room during its consideration and took no part in the discussion or voting thereon).

(Clive Davis in the Chair).

The Planning Officer reported receipt of five further letters of objection, four of which were from the same household. Mr Blake, objector, expressed his

concern at the application which he pointed out would overlook a number of neighbouring properties and result in a reduction of natural light entering their gardens. He felt that the site was already over-developed and that, if approved, the proposal would have an overbearing effect on neighbouring properties and seriously interfere with the occupiers' enjoyment of their gardens. He also felt that the proposal would have an adverse impact on the street scene.

During the ensuing discussion, Members expressed their concern at the proposal, which it was felt would result in an over-development of the site.

RECOMMENDED REFUSAL on the grounds that the proposal development was over-bearing, would result in a loss of light and privacy to neighbouring properties and would have a detrimental impact on residential amenity.

9. Officer Report On Planning Application: 09/01641/FUL

Site Address:	Aldon Lodge Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a replacement carport/garage/store and summerhouse (GR 355094/114744)
Recommending Case Officer:	Jane Green
Target date :	16th June 2009
Applicant :	Mr And Mrs Wills
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

10. Planning Application: 09/01775/COU

Site Address:	Unit 4 Yeobridge Trade Park Flushing Meadow
Ward :	Yeovil (East)
Proposal :	Change of use from warehouse to indoor sports facility (GR 357296/116116)
Recommending Case Officer:	Diana Watts
Target date :	24th June 2009
Applicant :	Mr Simon Trim
Type :	Other Change Of Use

Matt Frost, agent for the applicant, spoke in favour of the application which, if approved, he felt would provide an ideal location for his client's business. He drew attention to the improved access and on-site parking arrangements.

He also drew attention to a planning application that was pending for a similar facility in Oxford Road, Pen Mill Trading Estate, and indicated that should the current application be viewed favourably, the outstanding application would be withdrawn.

RECOMMENDED APPROVAL

7/381 **PLANNING DECISIONS**

RESOLVED

that the matters be noted.

7/382 **CORRESPONDENCE**

The Town Clerk reported receipt of a notification of decision from Somerset County Council regarding the granting of a conditional planning permission in respect of the retention of a temporary unit E.684 at Pen Mill Infant School, St Michael's Avenue, Yeovil.

7/383 **FINANCIAL STATEMENT - FEBRUARY/MARCH 2009**

The Committee considered the report of the Finance Administrator (Agenda item 7 refers).

RESOLVED

that the Financial Statement for the above months be noted.

Chairman

AT/JW
02/06/09