

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 November 2008**

(7.00pm to 9.00pm)

Present:

Philip Chandler – Chairman
J Vincent Chainey
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
David Recardo

Also Present:

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

7/312 **MINUTES**

The Minutes of the previous meeting held on 27 October 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/313 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, and Wes Read.

7/314 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, Tom Parsley 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.

Julian Freke declared a personal interest in planning application 08/04244/FUL. The demolition of existing petrol filling station, the erection of a replacement filling station, alterations to access road and the re-configuration/alterations to car park. Asda Stores Limited, Preston Road, Yeovil due to his Vice-Chairmanship of the Yeovil Crematorium and Cemetery Committee.

J Vincent Chainey, Philip Chandler, Julian Freke, Pete Goodman, Tom Parsley and David Recardo declared a personal interest in application 08/04371/LBC. External alterations to building to include new name plate, letter box, light, replacement doors and installation of a flue at 5 Church Street, Yeovil, Somerset due to their membership of the Liberal Democrat Party as the Yeovil office operates from this address.

7/315 **PLANS LIST**

1. Planning Application: 08/02795/FUL

Site Address:	Land Rear Of 1 To 6 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	The construction of an open cycle gas turbine generator with associated structures and fencing (GR 357698/117019)
Recommending Case Officer:	
Target date :	3rd December 2008
Applicant :	Cale Power
Type :	Major Other f/space 1,000 sq.m or 1 ha+

The Planning Officer informed the Committee that this was a suitable site for such a proposal, that it was within the development area and that a landscaping scheme had been suggested to soften the impact of the building on the surrounding area.

George Sayers, representing the applicant Cale Power, introduced himself to the Committee and stated that he was available to answer any questions. In response to queries, he explained that the anticipated lifetime of the generator was estimated to be 25 years and that the purpose was to supply power to the National Grid to assist in surges of demand. The Committee raised concerns regarding smell, noise and fumes from the proposed generator and that the structure would be aesthetically displeasing, particularly as it would be visible from the nearby valley and the Country Park. Concern was also raised regarding the route of the gas pipeline as the Committee felt strongly that another pipe across the River Yeo would be an eyesore. It was recognised however that the smell, noise and fumes would be regulated by the licence issued under other sets of legislation and that the location was suitable due to its proximity of the sub-station. It was therefore suggested that the landscaping and detailing of the retaining wall be a condition to improve the aesthetics of the site and the view from the valley and the Country Park.

RECOMMENDED APPROVAL subject to conditions regarding landscaping and detailing of the retaining wall.

2. Planning Application: 08/03230/FUL

Site Address:	187 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The replacement of a single dwelling with 2 dwellings and new access (GR 354602/117355)
Recommending Case Officer:	Helen Ferdinand
Target date :	22nd December 2008
Applicant :	Mr A Lake
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Agency had raised no objection but had requested conditions regarding resurfacing and the relocation of a highway sign. The Committee discussed the application and felt that whilst the properties would be in close proximity to one another this was reflected in similar layout to the south east of the proposal site.

RECOMMENDED APPROVAL

3. Planning Application: 08/03249/LBC

Site Address:	Church House Church Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of handrails to front entrance door/steps (GR 355616/116014)
Recommending Case Officer:	Andrew Collins
Target date :	17th October 2008
Applicant :	David Batten
Type :	Other LBC Alteration

RECOMMENDED CONSENT

4. Planning Application: 08/03976/ful

Site Address:	76 Victoria Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of existing single storey extension and the erection of a replacement single storey extension (GR 356845/116671)
Recommending Case Officer:	Sam Fox
Target date :	27th November 2008
Applicant :	Mr & Mrs M Laverty
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

5. Planning Application: 08/04159/FUL

Site Address:	Alondale 1 Aldondale Gardens Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations to include replacing one no. dormer window with three no. dormer windows and removal of false gable above ground floor windows (Revised Application) (GR: 355531/115487)
Recommending Case Officer:	Marianne Bareham
Target date :	21st November 2008
Applicant :	Mr J Gerdes
Type :	Other Householder - not a Change of Use

Jon Gerdes, applicant, introduced himself to the Committee and explained that he would be available to answer any queries.

The Committee raised disappointment that a flat roof was included within the designs, however it was accepted that a pitched roof would not be suitable as it would obscure a first floor window. It was recognised that the flat roof would not normally be visible from the main road and the replacement of the corrugated roof would be an improvement.

The Planning Officer informed the Committee that a similar proposal had been granted permission in 2002, however the application currently under consideration was an improvement to the design and was at the rear of the property.

RECOMMENDED APPROVAL

6. Planning Application: 08/04167/FUL

Site Address:	St Margarets Hospice Little Tarratt Lane Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a thatched gazebo, shade sails and timber shed (GR 355008/114489)
Recommending Case Officer:	Sam Fox
Target date :	26th November 2008
Applicant :	St Margarets Hospice
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7. Planning Application: 08/04179/FUL

Site Address:	56 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (Revised application) (GR 354467/114713)
Recommending Case Officer:	Marianne Bareham
Target date :	11th November 2008
Applicant :	Mr Jason Chambers & Ms Toni Phillips
Type :	Other Householder - not a Change of Use

The Planning Assistant informed the Committee that a similar application had been considered previously and refused due to poor design. However, the application currently under consideration was better designed to the double storey extension and had reduced the bulk of the single storey extension.

RECOMMENDED APPROVAL

8. Planning Application: 08/04273/FUL

Site Address:	7 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a rear conservatory and front entrance porch, raising height of roof and loft conversion (GR 354594/114648)
Recommending Case Officer:	Sam Fox
Target date :	24th November 2008
Applicant :	Mr R M Bullock
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 08/04371/LBC

Site Address:	5 Church Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	External alterations to building to include new nameplate, letterbox, light, replacement doors and installation of a flue. (GR 355608/116020)
Recommending Case Officer:	Andrew Collins
Target date :	2nd December 2008
Applicant :	Dr John Bowman
Type :	Other LBC Alteration

The Planning Assistant explained that the application was for external alterations to a Grade II* listed building. He added that the Conservation Officer and English Heritage had raised no objections.

RECOMMENDED CONSENT

10. Planning Application: 08/04470/FUL

Site Address:	32 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and extensions to dwelling to include the raising of roof and the formation of rooms in the roof space (Revised Application)(GR 354609/114485)
Recommending Case Officer:	Andrew Collins
Target date :	15th December 2008
Applicant :	Mr N C Murrell
Type :	Other Householder - not a Change of Use

Annette Barrell, on behalf of the applicant, introduced herself to the Committee and explained that four schemes had been submitted to the planners and the scheme under consideration was the preferred option. The Planning Assistant explained that the proposal would raise the roof by 1.5 metres and with the introduction of one dormer window (instead of three as in a previous application), would appear less bulky than the previous application. She added that one neighbour had raised objection due to loss of light. However, it was felt that due to the position of the application site to the neighbouring property, loss of light would be minimal.

RECOMMENDED APPROVAL**11. Planning Application: 08/04244/FUL**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The demolition of existing petrol filling station, the erection of a replacement filling station, alterations to access road and the reconfiguration/alterations to car park (Revised Application) (GR:353158/116143)
Recommending Case Officer:	
Target date :	28th November 2008
Applicant :	Asda Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Assistant informed the Committee that a right turn lane had been incorporated into this revised scheme in an attempt to provide a facility to ease traffic onto site and mitigate queues back onto Preston Road.

Chris Tassell, objector, stated that whilst he was pleased to see a right hand filter lane he was concerned that the proposed changes to the existing car park would encourage the area to be used by speeding cars when the car park was at its lowest use by members of the public. He added that conditions relating to restriction on the time of construction operation were not always complied with.

Richard Feltham, objector, raised concerns regarding the traffic queuing back onto Preston Road and the nearby roundabout. He felt that the filter lane and the reduction from six fuel pumps to four would exacerbate the problem. He reiterated the previous objectors concerns

regarding the poor design of the car park.

The Committee discussed the application and supported the objectors concerns, suggesting that speed bumps could be introduced into the car park design to discourage vehicles speeding and the car park being used for anything other than its intended use.

RECOMMENDED REFUSAL on the grounds that the proposals would be detrimental to residential amenity because queuing vehicles would cause pollution, and on highway safety.

12. Planning Application No: 08/04335/FUL

Site Address:	302 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey extension to dwellinghouse. (GR 356030/117603)
Recommending Case Officer:	Sam Fox
Target date :	27th November 2008
Applicant :	Mr _ Mrs Quinn
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/317 **PLANNING DECISIONS**

With regard to the following planning decision 08/02867/FUL. The erection of 4 no. flats at land rear of 86-96 Huish, Yeovil, Somerset. Applicant Mr Richard Ferguson. Approved subject to conditions:

The Planning Officer explained that the decision of the District Council differed from the Yeovil Town Council recommendation for the following reason: The Planning and Licensing Committee had raised concern regarding the juxtaposition of the flats to adjacent properties and the proximity to neighbouring dwellings. However, the Planning Officer checked with neighbours regarding the loss of their outlook and explained that the neighbours felt the loss of outlook over a car park would not be detrimental, but instead, the proposals would improve the site. The Planning Officer concluded that the designs would create an intimate urban space and improvement to the existing area.

RESOLVED that the planning decisions and the matter be noted.

7/318 **CORRESPONDENCE**

There were no items of correspondence.

7/319 **FINANCIAL STATEMENT - FOR PERIOD AUGUST/SEPTEMBER 2008**

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

SB/HD
13/11/08