

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 22 November 2010**

(7.00pm to 7.40pm)

Present:

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

Also Present:

Andy Cato – Planning Team Leader, SSDC
Sally Freemantle – Assistant Town Clerk

7/640 **MINUTES**

The Minutes of the previous meeting held on 8 November 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/641 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis and John Hann.

7/642 **DECLARATIONS OF INTEREST**

J Vincent Chainey, 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.

John Grana declared a personal interest in application 10/03974/FUL, Land Rear of Former Chapel, Huish, Yeovil, due to his friendship with the applicant.

7/643 **PLANS LIST**

1. **Officer Report On Planning Application: 10/03974/FUL**

Site Address:	Land Rear Of Former Chapel Huish Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 2 No. one bedroom flats (GR 354997/115974)
Recommending Case Officer:	Andy Cato
Target date :	6th December 2010
Applicant :	Mr Andrew Hatton-Woods
Type :	Minor Dwellings 1-9 site less than 1ha

Andy Cato informed the Committee that letters of objection had been received from immediate neighbours, with representations including loss of light, overlooking and exacerbation of existing parking problems in the area. Amended plans had been received and were circulated which detailed a change in the window arrangements to remedy some of the overlooking issues.

Andy Cato also informed the Committee that the Highways Authority had raised an objection, as the proposed dwelling would be outside the town centre cordon in an area where on street parking is at a premium and recommended refusal.

Val Russell agent, explained to the Committee that the proposed dwelling would be located on the site of the former school room for the Chapel. She explained that the new build would be a 2-storey dwelling but with a flat roof and that the revised plans detailed the bay window angled in a different direction, to solve the problem of overlooking. She added that space for 3 bicycles had been included in the plans and that this would be a good use of an otherwise disused site.

During the ensuing discussion concern was raised that the building would cause loss of light to the basement flat of the Chapel conversion and that the proposals would increase the burden on the existing problems with on street parking. Whilst it was recognised that a public car park was within in a few minutes walking distance it was felt that town car parks should be used for visitors to the town and spaces not filled with residents parking.

RECOMMENDED REFUSAL on the grounds;

- 1) that the proposal is cramped and suffers a poor relationship with existing dwellings; and
- 2) that it would exacerbate on street parking problems and take up value public parking spaces.

2. **Officer Report On Planning Application: 10/04199/COU**

Site Address:	2A & 2B Kingfisher Close Gazelle Road Lynx Trading Estate
Ward :	Yeovil (South)
Proposal :	The change of use of premises from a window company (Use Class B1) to a gymnasium (Use Class D2)(GR 353972/115323)
Recommending Case Officer:	Alex Skidmore
Target date :	20th December 2010
Applicant :	Mr Christopher Rogers
Type :	Other Change Of Use

Andy Cato informed the Committee that West Coker Parish had raised no observations on the application and that the Economic Development Department had raised concerns regarding loss of employment land. Planning Policy had also stated that a sequential test was required to support the application.

The Committee discussed the application and felt that it would be inappropriate to allow this valuable employment land to be used for a gymnasium.

RECOMMENDED REFUSAL on the grounds;

- 1) of unjustified loss of valuable employment land; and
- 2) that the proposal would exacerbate existing on street parking problems.

3. **Officer Report On Planning Application: 10/04325/FUL**

Site Address:	252 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the erection of a first floor extension to side of dwellinghouse over existing garage (Revised Application) (GR 356362/117416)
Recommending Case Officer:	Jane Green
Target date :	29th December 2010
Applicant :	Mr S Vine
Type :	Other Householder - not a Change of Use

Andy Cato informed the Committee that the Highways Authority had raised no objections.

RECOMMENDED APPROVAL

4. **Officer Report On Planning Application: 10/04447/FUL**

Site Address:	St Johns Parish Church, Church Path, Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of protective security grilles to 4 No. windows. (GR 355667/116060)
Recommending Case Officer:	Jane Green
Target date :	22nd December 2010
Applicant :	Mr Philip Juggins
Type :	Minor Other less than 1,000 sq.m or 1ha

Disappointment was raised that the security grilles would not be installed in the same way as at the front of the building, however, it was understood that the proposal was more cost effective.

RECOMMENDED APPROVAL

7/644 **REPORT TABLE**

Application 10/04374/ADV

Location: 79-81 Princes Street, Yeovil

Proposal: The display of 2 No. externally illuminated fascia signs and 2 No. externally illuminated projecting signs.

RECOMMENDED APPROVAL

7/645 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/646 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received in respect of:

Application No: 10/03118/FUL

Location: 5 Hallet Gardens, Yeovil.

Proposal: The erection of a dwelling house

South Somerset District Council had recommended approval, which was contrary to the Town Council's recommendation of refusal for the proposal.

The Assistant Town Clerk informed the Committee that the report was available for Members and would send copies to those who indicated they required one.

7/647 **COMMITTEE REVENUE ESTIMATES – 2011/12**

The Committee considered the report by the Town Clerk (Agenda item 8 refers).

RESOLVED

- 1) that the budget strategy drawn up by the Finance Working Group be noted and supported; and
- 2) that the draft estimates attached as an appendix hereto be supported and referred to the Policy, Resources and Finance Committee for approval.

7/648 **NOTES ON BUDGET ESTIMATES**

The Committee considered the report by the Town Clerk (Agenda Item 9 refers).

RESOLVED

that the notes on Budget Estimates be noted.

Chairman

SF/GMT
25/11/10

