

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 23 November 2009**.

(7.00pm to 8.05pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Andrew Kendall
Wes Read
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Adrian Noon – Planning Officer – SSDC

7/466 **MINUTES**

The Minutes of the previous meeting held on 9 November 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/467 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Simon Hester.

7/468 **DECLARATIONS OF INTEREST**

Andrew Kendall, David Recardo and Julian Freke 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.

7/469 **PLANS LIST**

1. Planning Application: 09/02883/FUL

Site Address:	Balidon House West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	Re-instatement of Balidon House to form 12 apartments and the erection of 12 dwellings (GR: 353858/114550)

Recommending Case Officer:	Adrian Noon
Target date :	12th October 2009
Applicant :	Mr David Lohfink
Type :	Major Dwlgs 10 or more or site 0.5ha+

The Planning Officer advised that the Highways Authority were happy in principle with the general layout and parking arrangements, subject to a few minor alterations. The footpath had been reinstated. It would be a low maintenance, grassed path, which would become the responsibility of the District Council's Countryside Access Team.

RECOMMENDED APPROVAL

Subject to the condition to agree the level and scope of rebuilding to Balidon House.

2. Planning Application: 09/04270/FUL

Site Address:	13 Lyde Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The conversion of a dwellinghouse into two one bedroom flats (GR 356788/116438)
Recommending Case Officer:	Andrew Collins
Target date :	22nd December 2009
Applicant :	Mr And Mrs A Jackson
Type :	Minor Dwellings 1-9 site less than 1ha

Members conceded that this kind of development was becoming more commonplace and noted that the applicant had allowed for satisfactory arrangements for vehicles.

RECOMMENDED APPROVAL

3. Planning Application: 09/03469/FUL

Site Address:	Southern Electric Depot Premises West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Demolition of existing warehouse and office buildings and the erection of a new food retail store with associated parking, servicing and on site road infrastructure (GR355108/115487)
Recommending Case Officer:	Andrew Collins
Target date :	29th December 2009
Applicant :	Mr Jason Mills
Type :	Major Retail f/space 1,000 sq.m or 1ha+

The Planning Officer advised that a letter of objection had been received, questioning the need for an additional supermarket and expressing concern about likely increases in traffic congestion in West Hendford. A further

objection had been received from a nearby supermarket stating that the quantitative and qualitative criteria for justifying another store had not been met. There was also a potential loss of employment land.

Jason Mills, the applicant, said that a previous application for a deep discount store on an adjacent site had been approved and this was a similar proposal, which he felt should therefore be approved.

Mr. Line, a local resident, objected to the application on the basis that there was no planned controlled crossing and there was potential for accidents. He already found it difficult to cross the busy road at peak times on his mobility scooter.

Jason Mills confirmed that local residents had been consulted. John Grana questioned what other future development on the site would take place if this application were granted. He said that the Economic Development Officer should be asked to comment on the application. Julian Freke was concerned about the effect of juggernauts entering and leaving a residential area. David Recardo was concerned that the road infrastructure would not be able to cope with the additional traffic generated.

RECOMMENDED REFUSAL

On the grounds of increased traffic, lack of capacity of surrounding roads, noise and disturbance to residents and loss of employment land. Concerns were also raised about opening hours and delivery times.

4. Planning Application: 09/03708/LBC

Site Address:	The Shop Church Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations to re-paint shop front, door and existing hanging sign (GR 355602/116039)
Recommending Case Officer:	Diana Watts
Target date :	8th December 2009
Applicant :	Linda Bassett
Type :	Other LBC Alteration

Members noted that the Town Centre Manager had been consulted and was in favour.

RECOMMENDED APPROVAL

5. Planning Application: 09/04168/FUL

Site Address:	135 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey extension to side of dwelling house. (GR 355964/117451)
Recommending Case Officer:	Sam Fox

Target date :	4th January 2010
Applicant :	Mr K Doe
Type :	Other Householder - not a Change of Use

Members noted that this application was not out of character with surrounding properties.

RECOMMENDED APPROVAL

7/470 **CORRESPONDENCE**

There was no correspondence.

Chairman

SH
25/11/09