

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 November 2008**

(7.00pm to 8.50pm)

Present:

Philip Chandler (Chairman)
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
Wes Read

Also Present:

Simon Fox - Planning Officer (SSDC)
Sam Fox – Planning Assistant (SSDC)
Alan Tawse – Town Clerk
Sally Bing – Assistant Town Clerk

7/320 **MINUTES**

The Minutes of the previous meeting held on 10 November 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/321 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, and David Recardo.

7/322 **DECLARATIONS OF INTEREST**

Julian Freke and Tom Parsley 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.

7/323 PLANS LIST

1. Planning Application: 08/03971/FUL

Site Address:	Unit 3 Marks view Business Centre Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	The siting of a storage container on part of forecourt (GR 357647/117195)
Recommending Case Officer:	Andrew Collins
Target date :	27th November 2008
Applicant :	Mr S Callan
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that a comment had been received from the Economic Development Officer, stating that whilst he understood the purpose for the siting of the storage container on part of the forecourt adjacent to the business, he felt that its location impacted on businesses in the proximity and made it difficult for visitors to locate neighbouring businesses. He stated that an alternative location would be preferred for the siting of the storage container or preferably alternative larger premises for the business. The Economic Development Officer could not support the application but offered help in finding suitable alternative accommodation for the business.

The Planning Officer also informed the Committee that comments had been received from Somerset Highways raising concerns regarding loss of parking and restricted visibility. However, as the storage container was located on a private road, the Highways Authority was unable to recommend refusal of the application.

Stephen Callan, applicant, addressed the Committee explaining that the reason for the additional storage container was to store steel and equipment required for the business to run effectively. The applicant explained that he was in the process of searching for alternative accommodation for the business and whilst he realised that the storage container was not in an ideal situation it was necessary to enable the company to keep up with the orders by having sufficient materials on site. He appealed to the Committee that if the application was recommended for refusal it would allow the business sufficient time to relocate.

In answer to a query the applicant explained that the container had been sited in the location since May. The Committee discussed the application in detail raising concerns regarding vehicle movement and visibility obscured by the location of the container along with loss of parking and the container obscuring access to neighbouring businesses.

RECOMMENDED REFUSAL on the grounds of sporadic and unplanned development leading to harm to visual amenity and disturbance to internal vehicular circulation.

Members asked for the Local Authority to give the applicant sufficient time to find alternative premises and allow the removal of the container (the applicant had indicated 6 months).

2. Planning Application: 08/03985/FUL

Site Address:	Waterloo House 10 Waterloo Lane Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of an air conditioning system with external condenser unit (GR 355499/115949)
Recommending Case Officer:	Sam Fox
Target date :	16th December 2008
Applicant :	IAG-UK
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

3. Planning Application: 08/04005/FUL

Site Address:	15 Buckland Road Pen Mill Trading Estate Yeovil
Ward :	Yeovil (East)
Proposal :	The construction of a screening fence 5 metres high together with a palisade fence of 2 metres high and the erection of a prefabricated Gatehouse/Weighbridge Office and Crew room (retrospective). (GR 357407/116686)
Recommending Case Officer:	Andrew Collins
Target date :	4 th December 2008
Applicant :	Mr S Dodd
Type :	Minor Other less than 1,000 sq.m or 1ha

Whilst the Committee was happy with two aspects of the application, the prefabricated Gatehouse/Weybridge Office and crew room and the 2-metre high palisade fence, concern was raised regarding the 5 metre high screening fence.

Simon Dodd, applicant, explained that the purpose of the fence was to provide security and obscure the contents of a scrap yard and that a similar fence of similar height existed at a neighbouring business site.

The Committee discussed the application and suggestions were made regarding planting to obscure the 5 metre high fence which was deemed to be out of keeping with the area. However it was felt that screening by landscaping would not be appropriate, would take up parking spaces and could cause a liability in the future.

Members did not raise any issues with the office or palisade fencing but on the basis of the screening fence:

RECOMMENDED REFUSAL on the grounds that the fencing by reason of its height, length and colour created visual harm out of keeping with the character of the area.

4. Planning Application: 08/04178/FUL

Site Address:	117 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement garage/workshop with storage room above (GR 354387/116176)
Recommending Case Officer:	Sam Fox
Target date :	10th December 2008
Applicant :	Mr L Bignell
Type :	Other Householder - not a Change of Use

Laurence Bignell, applicant addressed the committee explaining that he would have preferred to have built a double garage but this would have required a concrete driveway to be built the length of the garden. He explained that the double height garage was of a standard width with roof space of 1.6m for storage, which was located from 10 metres from the end of the garden. He further added that a full two-storey height extension had been permitted to another property along Preston Grove, and felt that this had set a precedent for the height and was much closer to neighbouring properties than the applicants garage would be to his neighbours. Mr Bignell explained that he had gone to a great deal of expense and effort to ensure the design blended in with the other properties in the area including sourcing matching bricks and installing a 45 degree pitched roof. He stated that the purpose of the garage was for his maintenance of classic cars.

The Planning Assistant explained that a second letter of objection from a neighbour had been received raising the same issues as the representations set out in the report:

Overlooking privacy issues, adverse effect on outlook, scale of development, concern of possible use as business, and effect of development on value of their property.

RECOMMENDED APPROVAL

5. Planning Application: 08/04236/FUL

Site Address:	St Margarets Hospice Little Tarratt Lane Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of a ground floor window opening and an extractor fan to Day Care wing (GR355008/114489)
Recommending Case Officer:	Jane Green
Target date :	24 th December 2008
Applicant :	St Margarets Hospice
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

6. Planning Application: 08/04315/FUL

Site Address:	The Knoll Nursing Home 33 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of single storey extensions to nursing home (Revised Application)(GR 355040/116432)
Recommending Case Officer:	Andrew Collins
Target date :	24th November 2008
Applicant :	Mr M Ghuman
Type :	Minor Other less than 1,000 sq.m or 1ha

Concern was raised by the Committee that numerous extensions had been made to the property over the years and whilst it would be preferable that the existing area of garden be retained it was understood that the Nursing Home provided a much and increasingly needed service for the town. Concern was raised regarding the number of parking spaces, however it was recognised that the number provided within the proposals complied with the number of parking spaces recommended for visitors and staff.

RECOMMENDED APPROVAL subject to the conditions indicated in the report.

7. Planning Application: 08/04365/COU

Site Address:	Becket House South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of use of part of ground floor and basement of property from Use Class A3 (restaurant/cafe) to D1 (dental practice) (GR 355547/115919)
Recommending Case Officer:	Nicholas Head
Target date :	18th December 2008
Applicant :	Inntown Properties Ltd
Type :	Other Change Of Use

The Planning Officer informed the Committee that the Conservation Officer and the Economic Development Team Leader had raised no objections to the application.

RECOMMENDED APPROVAL

8. Planning Application: 08/04420/FUL

Site Address:	38 Westfield Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The conversion of chip shop and flat above to form 5 self-contained one-bedroom flats (GR: 354651/116670)
Recommending Case Officer:	Andrew Collins
Target date :	2nd December 2008
Applicant :	Mr Bernard Haddrell
Type :	Minor Dwellings 1-9 site less than 1ha

It was noted by the Committee that the premises had been used as a chip shop which had been trading until quite recently and concern was raised that the business had not been marketed before an application to convert the property to flats had been submitted. It was also felt that a large number of units were being proposed in relation to the size of the property and concern was raised that some of the self-contained units would be in the roof space of the building. The Planning Officer explained that there was evidence of use of dormer windows in other properties in the terrace.

RECOMMENDED APPROVAL

(John Grana wished his vote against the passing of the above resolution be noted)

9. Planning Application: 08/04447/FUL

Site Address:	53 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a replacement extension to dwelling house and erection of a garage (GR 355106/116368)
Recommending Case Officer:	Sam Fox
Target date :	4th December 2008
Applicant :	Mr R Saunders
Type :	Other Householder - not a Change of Use

In answer to a query the Planning Assistant explained that the previous application had been withdrawn and a new application submitted with alterations to the roofline and a window to improve the design.

RECOMMENDED APPROVAL

10. Planning Application: 08/04492/FUL

Site Address:	St Gildas School Mary Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The provision of an external lift shaft (GR 355817/116310)
Recommending Case Officer:	Diana Watts
Target date :	9th December 2008
Applicant :	The Board Of Governors
Type :	Minor Other less than 1,000 sq.m or 1ha

The Chairman drew the Committee's attention to the concern raised by the Highway Authority regarding the location of a disabled parking space/vehicular access in close proximity to a junction. The Planning Officer confirmed that the disabled parking space had since been withdrawn from the scheme.

RECOMMENDED APPROVAL

7/324 **REPORT TABLE**

The Planning Assistant explained that the Conservation Officer had raised objections to Application 08/03472/ADV due to the siting of the sign above the door which interfered with features of the building.

The Planning Officer also added that in respect of application 08/03984/ADV the Conservation Officer was concerned that the projecting box sign was not in keeping with the area and that there were a number of signs resulting in overcrowding of signs on the building.

RECOMMENDED REFUSAL to application 08/03472/ADV and application 08/03984/ADV in line with the Conservation Officers concerns on both applications.

7/325 **PLANNING DECISIONS**

RESOLVED that the planning decisions be noted.

7/326 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal Receipt had been received in respect of application decision reference 08/02885/FUL. Location: 8 Southwoods Yeovil, Somerset BA20 2QG, Proposal: alterations and the erection of a two-storey extension to dwellinghouse.

RESOLVED that the matter be noted.

7/327 **STREET TRADING**

The Committee considered the report of the Town Clerk (Agenda item 8 refers) and the Town Clerk outlined the new policy pricing terms. He also confirmed that the Street Trading conditions 61, 62 and 63 as set out in the report would be included in the revised policy issued by South Somerset District Council.

RESOLVED

- (1) that the matters and developments be noted; and
- (2) that the application for a Street Trading consent (Agenda item 9 refers) be considered in line with the new policy.

7/328 **STREET TRADING APPLICATION**

The Committee considered the report of the Assistant Town Clerk (Agenda item 9 refers) and discussion took place regarding aspects of the application including of the size of the stall the proposed location and the trading times.

The Town Clerk explained that the Street Trading Policy stated:

“53. Traders shall commence trading, with their stalls in position and goods contained within the pitch area by 9.30am and should not be removed by 5.30pm”

The Town Clerk explained that due to the wording of the condition the Town Council could use its discretion with regard to the street trader leaving site by 5.30pm. It was therefore confirmed that a 3pm finish time was acceptable for this particular stall providing the stall was located at pitch 1 of the street-trading plan. It was further requested by the Committee that the stall size be limited to 3 metre by 3 metre.

RESOLVED

- (1) that the matter be noted
- (2) that the application for a Street Trading Consent by Mr F Brown to sell fruit and vegetables be approved for pitch 1 on the street trading plan subject to the stall being limited in size to 3m by 3m and the stall leaving site no earlier than 3pm.

7/329 CONSIDERATION OF REMOVAL OF A POPLAR TREE

The Assistant Town Clerk explained to the Committee that SSDC's Tree Officer had been in contact regarding the removal of a poplar tree at a development named Chudleigh Mill on the Sherborne access to the Town. She explained that due to the redevelopment being carried out surrounding the tree the Poplar tree had suffered canopy separation to such an extent that the best course of action was to advise its removal. The Assistant Town Clerk explained that the Tree Officer had felt it necessary to agree to the removal of this tree subject to a replacement planting condition.

RESOLVED

that the matters be noted.

7/330 COMMITTEE REVENUE ESTIMATES

The Committee considered the report of the Town Clerk (Agenda item 11 refers).

RESOLVED

- (1) that the budget strategy drawn up by the Finance Working Group be noted and supported; and
- (2) that the budget strategy and estimates be supported and referred to the Policy Resources and Finance Committee for approval.

7/331 **NOTES ON PLANNING ESTIMATES**

RESOLVED

that the notes on planning estimates be noted

Chairman

SB/AB
27/11/08