

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 8 November 2010**

(7.00pm to 8.20pm)

### **Present:**

J Vincent Chainey – Chairman  
Philip Chandler  
Julian Freke  
John Hann  
Andrew Kendall  
David Recardo

### **Also Present:**

Tony Lock – East Ward Member  
Simon Fox – Planning Officer, SSDC  
Sally Freemantle – Assistant Town Clerk

### 7/632 **MINUTES**

The Minutes of the previous meeting held on 25 October 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/633 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis and Pete Goodman.

### 7/634 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, Andrew Kendall, David Recardo and Tony Lock referred to their membership of South Somerset District Council and indicated that whilst they might speak and (in the case of Committee Members) 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.

Andrew Kendall declared a personal interest in application 10/04309/LBC, the Quicksilver Mail, 168 Hendford Hill, Yeovil, due to his friendship with the landlord.

J Vincent Chainey declared a personal interest in application 10/04309/LBC, the Quicksilver Mail, 168 Hendford Hill, Yeovil, as a customer of the business.

Phil Chandler declared a personal interest in application 10/04113/FUL, 2 Matthews Road, Yeovil, due to his membership of Newtown Tenants and Residents Association, and the proximity of the property to the area the association covers.

## 7/635 PLANS LIST

### 1. Planning Application: 09/03999/FUL

Site Address:	Compton Flats Sunningdale Road Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of a timber refuse store (Retrospective)(GR 356473/116980)
Recommending Case Officer:	Jane Green
Target date :	16th December 2010
Applicant :	Yarlington Property Group (Colin James)
Type :	Minor Other less than 1,000 sq.m or 1ha

A Councillor informed the Committee that residents felt that the timber refuse store had devalued their properties and they were concerned that young people were climbing on it.

### **RECOMMENDED APPROVAL**

### 2. Planning Application: 10/03118/FUL

Site Address:	Land Adjoining 5 Hallet Gardens Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a dwelling house (GR 355089/115966)
Recommending Case Officer:	Simon Fox
Target date :	21st October 2010
Applicant :	C S R Guy & D J Lee
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that this application had been considered previously but was now re-submitted with amended plans. He explained that the plans detailed the dwelling in context with the block of flats, which demonstrated that the flats were dominant to the proposed dwelling. Graham Vincent, agent explained to the Committee that the ridge line of the proposed dwelling would be 6 metres lower than the block of flats, and that the distance between the existing houses and flats would be the same as the distance between the proposed dwelling and the flats.

With regard to the overlooking at the bottom ends of some of the gardens, the plans had been amended so that no clear window (only obscured glazing) faces the flats from the first floor, and to reduce overlooking to the south of the property, one window had been removed from the south elevation.

With regard to the access, the agent explained that the private road was owned by the applicant and the turning head had been provided in accordance with the guidelines from the Highways Authority.

Mrs N Rowe, objector, representing Richmond Place Residents, explained that the proposed dwelling would block out light from the flats as it would be effectively located in the garden. She added that it was felt that the proposed dwelling would be intrusive.

In answer to a query the Planning Officer explained that as badger activity had been reported on the site this would require investigation although there was no evidence of a badgers sett.

**RECOMMENDED REFUSAL** on the grounds;

- 1) that the site is inadequate in size to satisfactorily accommodate a dwelling, garage and parking space together with sufficient amenity space about the dwelling; and
- 2) that the development of this back-land plot for residential purposes with inadequate road frontage, would result in an unsatisfactory pattern of development which would not be in the interests of the occupants of existing houses in the vicinity, nor those of the proposed dwelling; and
- 3) that the proposed property has an overbearing relationship with adjoining properties.

3. **Planning Application: 10/03693/S73**

Site Address:	10 Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Application to vary condition No.3 of decision notice 10/00680/FUL dated 06/04/10 (in relation to colour of aluminium glazed screen) (GR 355516/115949)
Recommending Case Officer:	Jane Green
Target date :	29th November 2010
Applicant :	Mr F Monson
Type :	Minor Retail less than 1,000 sq.m or 1ha

**RECOMMENDED APPROVAL**

4. **Planning Application: 10/03842/FUL**

Site Address:	15 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey rear extension to dwellinghouse (GR 354802/115989)
Recommending Case Officer:	Simon Fox
Target date :	17th November 2010
Applicant :	Mr Paul Rennie
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

5. **Planning Application: 10/03977/FUL**

Site Address:	23 Welland Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a conservatory (GR 356598/117070)
Recommending Case Officer:	Jane Green
Target date :	1st December 2010
Applicant :	Mrs Hazel Watts
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

6. **Planning Application: 10/04075/FUL**

Site Address:	104 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a double garage (Part retrospective)(GR 356458/116794)
Recommending Case Officer:	Jane Green
Target date :	9th December 2010
Applicant :	Miss Rendell
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL** with a note to any planning consent to ensure that the garage does not overhang neighbouring boundaries.

7. **Planning Application: 10/04105/FUL**

Site Address:	13 West Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a replacement double garage with a studio over. (GR 35011/116257)
Recommending Case Officer:	Jane Green
Target date :	1st December 2010
Applicant :	Mr Ken Lambert
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that one objection had been received from a neighbour and that the Conservation Officer had stated that the existing garage sits quietly in its plot, whereas the proposed garage with studio over would be a disproportionate long, tall building with an uncomfortable form, which would harm the conservation area.

**RECOMMENDED REFUSAL** in line with the comments from the Conservation Officer as the proposal is of a disproportionate, uncomfortable form and would harm the conservation area.

8. **Planning Application: 10/04113/FUL**

Site Address:	2 Matthews Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The extension, alteration and conversion of existing dwelling into two dwellings (GR 356349/116421)
Recommending Case Officer:	Alex Skidmore
Target date :	1st December 2010
Applicant :	Mr P Perry
Type :	Minor Dwellings 1-9 site less than 1ha

Concern was raised that the properties would be very small and that the vehicles accessing and egressing the site would be reversing out between two junctions.

**RECOMMENDED REFUSAL** on the grounds that;

- 1) the overdevelopment would cause harm to nearby neighbours; and
- 2) that the use of parking spaces would prejudice highway safety.

9. **Planning Application: 10/04161/FUL**

Site Address:	37 The Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey replacement rear extension to dwellinghouse (GR 355715/116439)
Recommending Case Officer:	Alex Skidmore
Target date :	22nd December 2010
Applicant :	Mr & Mrs S. Moffat
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

10. **Planning Application: 10/04172/COU**

Site Address:	104 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The change of use of premises from Use Class C2 (Nursing Home) to Use Class C3 (HMO) comprising 12 bedsits ( GR 354101/114555)
Recommending Case Officer:	<i>Simon Fox</i>
Target date :	7th December 2010
Applicant :	Mr R Randall
Type :	Other Change Of Use

**RECOMMENDED APPROVAL** subject to satisfactory comments from the Highways Authority.

11. **Planning Application: 10/04229/FUL**

Site Address:	19 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of new shopfront and roller shutters (Part Retrospective)(GR 355779/115983)
Recommending Case Officer:	Alex Skidmore
Target date :	15th December 2010
Applicant :	IDL (EU) Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that Technical Services had raised no comments and the Highways Authority had made no observations.

**RECOMMENDED APPROVAL**

12. **Planning Application: 10/04240/COU**

Site Address:	10-12 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from use class A1 (shop) to use class A2 (estate agents). (GR 355574/116011)
Recommending Case Officer:	Alex Skidmore
Target date :	13th December 2010
Applicant :	Mrs L Russell
Type :	Other Change Of Use

The Planning Officer informed the Committee that the Highways Authority had made no observations.

**RECOMMENDED APPROVAL**

13. **Planning Application: 10/04249/FUL**

Site Address:	46 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a single storey extension to rear of dwelling (GR 354211/116193)
Recommending Case Officer:	Alex Skidmore
Target date :	16th December 2010
Applicant :	Mr & Mrs Russell Parsons
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Environmental Protection Unit had made no comments.

**RECOMMENDED APPROVAL**

14. **Planning Application: 10/04309/LBC**

Site Address:	The Quicksilver Mail 168 Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	External alterations for the display of new signage to front, side and rear elevations. (GR 354838/114943)
Recommending Case Officer:	Jane Green
Target date :	20th December 2010
Applicant :	Mr Miles Chapman
Type :	Other LBC Alteration

**RECOMMENDED APPROVAL**

15. **Planning Application: 10/04351/FUL**

Site Address:	54 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the conversion of existing dwellinghouse into 2 No. self contained flats (GR 355905/116481)
Recommending Case Officer:	Alex Skidmore
Target date :	20th December 2010
Applicant :	Mr Steven Hardy
Type :	Minor Dwellings 1-9 site less than 1ha

Concern was raised that the proposal provided no off-street parking for the residents and there was no on-street parking available in the vicinity.

**RECOMMENDED REFUSAL** on the grounds;

- 1) of over-development of the area causing an impact on residential amenity; and
- 2) that the proposal would exacerbate existing on-street parking issues in the area.

7/636 **REPORT TABLE**

**Application 10/04310/ADV**

**Location: The Quicksilver Mail, 168 Hendford Hill, Yeovil**

**Proposal: Display of one externally illuminated wall sign (retrospective)**

**RECOMMENDED APPROVAL**

7/637 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

7/638 **CORRESPONDENCE**

There were no items of correspondence.

7/639 **FINANCIAL STATEMENT AUGUST/SEPTEMBER 2010**

The Committee considered the report of the Finance Administrator (Agenda Item 8 refers)

**RESOLVED**

that the Financial Statement for the period 1 August to 30 September 2010 be noted.

Chairman

SF/GMT  
12/11/10