

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 9 November 2009**.

(7.00pm to 8.10pm)

Present:

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

Also Present:

Sarah Hunt – Assistant Town Clerk
Helen Ferdinand – Planning Officer – SSDC

7/457 **MINUTES**

The Minutes of the previous meeting held on 26 October 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/458 **APOLOGIES FOR ABSENCE**

None were received.

7/459 **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.

Wes Read declared a personal interest in respect of Planning Application 09/03691/FUL as he lived close to the applicant in the same road.

1. Planning Application: 09/03111/FUL

Site Address:	103-107 Highfield Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Demolition of existing bungalow, day centre and commercial/industrial buildings, the erection of 14 houses and commercial/industrial buildings and alterations to 2 highway accesses (revised application) (GR 356293/116952)
Recommending Case Officer:	Helen Ferdinand
Target date :	29th October 2009
Applicant :	Senyah Ltd
Type :	Major Dwlgs 10 or more or site 0.5ha+

The Planning Officer advised that neighbours were generally supportive of the scheme. There were a few objections, mainly about the waste bins, which were to serve the whole of the site, but which were planned to be in close proximity to an existing residential dwelling.

The Committee was supportive of this application as it was generally acknowledged that the existing buildings were worn and others were falling into general disrepair, leading to incidents of vandalism. Chris Haynes, the applicant, on behalf of Senyah Ltd., said the development had been planned for over 6 years. He was excited about the opportunity to regenerate the area and provide premises for start-up businesses as well as housing. He felt that the 2 and 4 bed properties would attract young families and that there was a reasonable level of parking provided in the scheme.

Members raised a number of concerns, including a lack of a public play area for residents' children, the likely increase in traffic flow in the area, (particularly large vehicles), the bins and noise from the air conditioning equipment. Councillor Recardo described the intrusive, low humming noise that he could hear droning at night from air conditioning units near to where he lived.

The Planning Officer confirmed that she would discuss loading and unloading issues with Highways, particularly as the applicant had requested no restrictions on working hours.

It was confirmed that the new site would be gated and secured and that access to the site would be fenced off.

RECOMMENDED APPROVAL

Subject to the following concerns to be relayed to Area South : siting of the waste bins; increased traffic generation; poor access roads taking large delivery vehicles; noise nuisance from air conditioning units/ air source heat pump.

2. Planning Application: 09/03691/FUL

Site Address:	93B Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Provision of a chimney and the installation of a new window to east elevation (GR 355074/116965)
Recommending Case Officer:	Sam Fox
Target date :	25th November 2009
Applicant :	Mr A Reina
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

3. Planning Application: 09/03734/LBC

Site Address:	Dental Centre Summerlands Preston Road
Ward :	Yeovil (West)
Proposal :	Repairs and reconstruction of pavement area fronting premises and the installation of metal railings (GR 354588/116488)
Recommending Case Officer:	Jane Green
Target date :	10th December 2009
Applicant :	Mr Steve Herman
Type :	Other LBC Alteration

Members commented that this work was necessary for safety reasons.

RECOMMENDED APPROVAL

4. Planning Application: 09/03834/R3D

Site Address:	Yeovil Recreation Ground Chilton Grove Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of new play equipment with associated hard and soft landscaping, retaining walls, mounding and planting (Partially Retrospective Application) (GR 355277/117457)
Recommending Case Officer:	Andrew Collins
Target date :	2nd December 2009
Applicant :	Mr S Barnes
Type :	Non PS1 and PS2 return applications

Members felt strongly that the area should be fenced to prevent dog fouling and vandalism by groups of youths who regularly congregated there late into the night.

RECOMMENDED APPROVAL

Subject to fencing being erected around the play area.

5. Planning Application: 09/03871/FUL

Site Address:	11 Highfield Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to existing single storey rear extension to include raising of roof height (GR 356102/116594)
Recommending Case Officer:	Sam Fox
Target date :	9th December 2009
Applicant :	Mr David Ware
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 09/04201/FUL

Site Address:	Sunningdale Lodge Sunningdale Road Yeovil
Ward :	Yeovil (East)
Proposal :	The installation of replacement windows and doors. (GR 356489/116915)
Recommending Case Officer:	Sam Fox
Target date :	16th December 2009
Applicant :	Somerset Care
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7. Planning Application: 09/04189/S73

Site Address:	73-77 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Application for a new planning permission for the erection of 18 no flats and 6 under cover parking spaces and new access to replace extant permission 07/00860/FUL to extend the time limit for implementation. (GR 355250/115385)
Recommending Case Officer:	
Target date :	19th January 2010
Applicant :	Mr I White
Type :	Major Dwlg 10 or more or site 0.5ha+

RECOMMENDED APPROVAL

7/461 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that notification of decision had been received from Somerset County Council in respect of Planning

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Note : This page and attached Appendix are substitutions

Application number 09/03511/R3C. Proposal: Refurbishment of Existing Children's Home to become an adult care home. Parfields Children Home, 5 Preston Grove, Yeovil, Somerset BA20 2DR (GR): 354659 – 116053.

Conditional Planning Permission granted.

The Assistant Town Clerk informed the Committee that an appeal by Yarlington Housing Group had been lodged on 15 October 2009 with the Planning Inspectorate with regards to the proposal to demolish 51 PRC Units (31 houses and 20 flats) and the erection of 109 houses (GR: 355764/117108). Land at St. Georges Avenue, Yeovil, Somerset.

7/461 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

7/461 STREET TRADING – SALE OF HOLLY WREATHS/MISTLETOE

RESOLVED

to agree to Mr J. Wingrove's request to sell Christmas holly wreaths etc. in Middle Street for the 16 days leading up to Christmas 2009 (Agenda item 7 refers) and thereafter to delegate any further requests to the Town Clerk for street trading consent, subject to no changes being made to the type of goods sold or the size/style of trading unit.

7/462 COMMITTEE REVENUE ESTIMATES 2010/11

RESOLVED

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

7/463 FINANCIAL STATEMENT FOR PERIOD ENDING 30 SEPTEMBER 2009

RESOLVED

that the Financial Statement for August and September 2009 be noted.

Chairman

YEOVIL TOWN COUNCIL - ESTIMATES

PLANNING AND LICENSING COMMITTEE										
		<u>YEAR 2008/09</u>			<u>YEAR 2009/10</u>			<u>YEAR 2010/11</u>		
NOTES	Item	Allocated	Spent	Allocated	1/2 year spent 30.09.09	Full year estimated spend to 31.03.10	Estimated over/under spend	Estimated recharge	To be allocated	
Income to 30.09.09	Licensing Direct Costs	23,100	15,518	12,000	7,308	12,000		12,240		
Licensing 12,011	Planning Recharge	12,360	12,360	12,980	6,490	12,980		13,240		
Est Income 1/2 Year	Total	35,460	27,878	24,980	13,798	24,980	0	25,480	0	
Ending 31/03/10										
Licensing 10,000							Estimated recharge (+)		25,480	
Total	22,011						Estimated 20010/11 income (-)		23,000	
							Estimated underspend (-)		0	
									2,480	
Estimated Income 2010/11							Plus contingencies (6%)		149	
									2,629	
Licensing 23,000										
Notes										
1 Income for 2009/10 includes fees and charges which will be received before the financial year end which relates to 2010/11 financial year										
2 Expenditure includes the cost of Criminal Record Bureau checks for which corresponding fee income is received.										
3 Planning recharge increased in line with inflation										