

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 11 October 2010**

(7.00pm to 8.00pm)

Present:

J Vincent Chainey – Chairman
Philip Chandler
Clive Davis
Julian Freke
Pete Goodman
Andrew Kendall
David Recardo

Also Present:

Helen Ferdinand – Planning Officer, SSDC
Alex Skidmore – Planning Officer/Planning Assistant, SSDC
Sally Freemantle – Assistant Town Clerk

7/618 **MINUTES**

The Minutes of the previous meeting held on 27 September 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/619 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from John Hann.

7/620 **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 may 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.

7/621 **PLANS LIST**1. **Planning Application: 10/03385/COU**

Site Address:	Pittard PLC Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Change of use of ground floor office block from office and retail space to retail space including snack bar/cafe (GR 357120/116203)
Recommending Case Officer:	Alex Skidmore
Target date :	22nd October 2010
Applicant :	Mrs J Williams
Type :	Other Change Of Use

A question was raised regarding the potential use of the snack bar/cafe by members of the public and the Committee felt that this could be welcomed. The Planning Officer explained that whilst the facility was not intended for use by members of the public other than those visiting and browsing the shop it was not necessary as part of the planning permission to restrict the use to shoppers of Pittards only.

RECOMMENDED APPROVAL2. **Planning Application: 10/03459/FUL**

Site Address:	The Greyhound 8 South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission for alterations, extension and conversion to form 18 No. residential apartments to replace extant permission 07/02203/FUL to extend the time limit for implementation (GR 355655/115881)
Recommending Case Officer:	
Target date :	15th November 2010
Applicant :	Mr Christopher Price
Type :	Major Dwlg 10 or more or site 0.5ha+

WITHDRAWN3. **Planning Application: 09/03676/FUL**

Site Address:	5 Dampier Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of 24 flats (Revised Application)(GR 356052/116297)
Recommending Case Officer:	Helen Ferdinand
Target date :	4th January 2010
Applicant :	Crisplane Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer explained that previous planning permission in respect 5 Dampier Street had been granted in 2004 and lapsed in 2009. The legislation surrounding the previous application meant that the number of dwellings fell short of the requirement to include affordable housing. However, due to the change in PPG3 since that time, the new application needs to be considered against the requirement for affordable housing to be included within applications exceeding 15 dwellings.

The Planning Officer explained that an economic appraisal of the scheme had been received and on assessment it was deemed acceptable that it would not be viable to meet the obligations of affordable housing.

The Planning Officer added that the design of the new scheme was considered to be superior to the previous permission granted and that no objection had been received. The Committee considered the application and felt that whilst the parking allocation was within government guidelines it was insufficient for the number of dwellings. It was also felt that 24 dwellings in a small space was too many and disappointment was raised that there was no provision for, or contribution to, amenities such as a play area.

RECOMMENDED REFUSAL on the grounds of over development, lack of amenity provision such as play space, insufficient parking provision and increase traffic movements in particular onto Reckleford.

4. **Planning Application: 10/03686/FUL**

Site Address:	61 West Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Conversion of existing dwelling to 2 No. flats (GR 355287/115776)
Recommending Case Officer:	Simon Fox
Target date :	11th November 2010
Applicant :	Mrs Celia Wright
Type :	Minor Dwellings 1-9 site less than 1ha

Concern was raised that one of the off road parking spaces serving the dwelling would be sacrificed for laundry and wheelie bin amenity space. The Planning Officer explained that the parking spaces were very narrow and whilst the area could be used to park two vehicles from one household the space would not be deemed wide enough to park two vehicles from two separate dwellings. Concern was raised that parking in the area was already at a premium and members were disappointed that another family home was going to be turned into flats.

RECOMMENDED APPROVAL

5. **Planning Application: 10/03688/FUL**

Site Address:	5 Southway Close Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a detached garage (GR 354940/116991)
Recommending	Jane Green

Case Officer:	
Target date :	12th November 2010
Applicant :	Mr David Trigg
Type :	Other Householder - not a Change of Use

The Planning Officer explained that the application required planning permission as the garage sits forward of the principle dwelling. She added that the Highways Authority had raised no observations. It was noted by the Committee that two additional off-road parking spaces were also proposed.

RECOMMENDED APPROVAL

6. Planning Application: 10/03694/FUL

Site Address:	24 Long Mead Brympton Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to rear of dwelling and rear fence relocated (Part Retrospective) (GR 353316/116378)
Recommending Case Officer:	Jane Green
Target date :	9th November 2010
Applicant :	Mr Paul Robb
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the adjoining parish had raised no objections.

RECOMMENDED APPROVAL

7. Planning Application: 10/03832/FUL

Site Address:	96 Chelston Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a front entrance porch (Part retrospective)(GR 355902/117210)
Recommending Case Officer:	Jane Green
Target date :	11th November 2010
Applicant :	Mr Neil Laycock
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had raised no objections.

RECOMMENDED APPROVAL

8. Planning Application: 10/03892/FUL

Site Address:	Land Adj 42 Forest Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a new dwelling with associated parking (Revised Application) (GR 354358/115082)

Recommending Case Officer:	Alex Skidmore
Target date :	12th November 2010
Applicant :	Mr Shane Wood
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained that there had been a previous permission for a similar proposal on this site however, on assessing the plans a builder had considered the proposals not to be feasible.

RECOMMENDED APPROVAL

9. Planning Application: 10/03987/FUL

Site Address:	Rustywell Park Ltd 25A Rustywell Park Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a new site office to serve caravan park (Resubmission) (GR 354899/115223)
Recommending Case Officer:	Jane Green
Target date :	17th November 2010
Applicant :	Rustywell Ltd
Type :	Minor Offices less thn 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7/622 REPORT TABLE

Application Number: 10/03658/ADV

Location: 39-41 Middle Street, Yeovil

Proposal: Display of 1 non-illuminated fascia sign with internally illuminated Boots lozenge and 1 internally illuminated projecting sign

RECOMMENDED APPROVAL

Application Number: 10/03630/ADV

Location: 18 Princes Street, Yeovil

Proposal: Display of a non-illuminated projecting sign

RECOMMENDED APPROVAL

Application Number: 10/03996/ADV

Location: 37 Middle Street, Yeovil

Proposal: Display of 2 internally illuminated fascia signs

RECOMMENDED APPROVAL

7/623 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

7/624 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SF/GMT
18/10/10