

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 12 October 2009**.

(7.00pm to 8.10pm)

Present:

Clive Davis (Vice-Chairman)
Julian Freke
Pete Goodman
John Grana
Simon Hester
Andrew Kendall
David Recardo

Also Present:

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

7/444 **MINUTES**

The Minutes of the previous meeting held on 28 September 2009, copies of which had been circulated, were approved as a correct record and signed by the Vice-Chairman.

7/445 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Philip Chandler and Wes Read.

7/446 **DECLARATIONS OF INTEREST**

Simon Hester declared a personal and prejudicial interest in respect of Planning Application 09/03801/FUL, as he lived next door to the proposed development site.

David Recardo declared a personal and prejudicial interest in respect of Planning Application 09/03545/FUL as he lived directly opposite the proposed development site.

Andrew Kendall and Julian Freke both 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.

7/447 **PLANS LIST**

1. Planning Application: 09/01971/FUL

Site Address:	Land Rear of 15 Preston Grove Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 2 no. 3 bedroom dwellings with associated car parking and flood escape route (GR 354796/115940)
Recommending Case Officer:	Helen Ferdinand
Target date :	16 th July 2009
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

Adrian Noon advised that the scheme had been revised to provide a flood-water route to Dodham Brook. The finished floor levels of the two proposed houses had been raised to minimise flood risk. Brookvale Homes owned the strip of land behind the development site and a management company would be set up to be responsible for keeping the brook free-flowing.

Catherine Buckley, objector, was concerned that flooding would continue and that the design of one of the houses in an 'L' configuration meant that her upstairs bedroom window was directly overlooked. She was also concerned at potential loss of privacy and light. Tim Crumplin, objector, felt that further house construction was unsustainable. There had been flooding in the area since the 1950's and this was certain to re-occur. The agent, Shaun Travers, advised that the two new houses would not make the situation worse. There was a clear undertaking to clear the brook and the appointed management company would deal with the issue in perpetuity.

Councillors discussed what they saw as the general over-development of the area and the likelihood of flooding. They also had concerns that a management company could fold at any time and residents would then have no protection against future flooding.

RECOMMENDED REFUSAL

On the grounds that existing properties are overlooked, the site is over-developed, and loss of light would affect amenity value.

2. Planning Application: 09/03545/FUL

Site Address:	84 Lyde Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the extension of a single storey rear extension and extension to, and pitched roof over, existing garage (GR: 357196/116673)
Recommending Case Officer:	Jane Green
Target date :	5 th November 2009
Applicant :	Mr Steve Golab

Type :	Other Householder – not a Change of Use
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RECOMMENDED APPROVAL

3. Planning Application: 09/03801/FUL

Site Address:	Land at St Georges Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	The demolition of 51 PRC units (31 houses and 20 flats) and erection of 46 flats and 56 houses (GR 355764/117108)
Recommending Case Officer:	Adrian Noon
Target date :	21 st December 2009
Applicant :	Yarlington Housing Group
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer advised the Committee that the Stage 2 design had been simplified, changing 3-storey flats to 2-storey. The proposed retaining wall was required to allow for a badger run. Committee members observed that the Landscape Officer's comments had not changed from the previous application in August 2009. Members said that they felt that the resubmission had come back to the Town Council too early, due to the lack of awaited comments from consultees and the Committee felt, therefore, that it could not properly discuss the application.

RECOMMENDED REFUSAL

On the grounds of over-development, lack of public amenity, poor public realm and highway safety.

7/448 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted;

7/449 CORRESPONDENCE

There were no items of correspondence.

Chairman