



# Yeovil Town Council

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## Planning and Licensing Committee

The Meeting... **Planning and Licensing Committee**

The Time... **7.00pm**

The Date... **Monday 25 October 2010**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



*Alan Tawse*

Alan Tawse  
Town Clerk

19 October 2010

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Please contact Sally Freemantle at the Town House for more information about this meeting

To: All Members of the Planning and Licensing  
Committee

J Vincent Chainey (Chairman)

Philip Chandler (Ex-officio)

Clive Davis (Ex-officio) (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

John Hann

Simon Hester

Andrew Kendall

David Recardo

## **A G E N D A**

**PUBLIC COMMENT** – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

1. **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 11 October 2010.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

4. **PLANS LIST**

There are no Planning Applications in Yeovil Town submitted to this meeting.

5. **PLANNING APPLICATION CONSULTATIONS: NEIGHBOURING PARISH (Yeovil Without)**

Amendments to the following schemes have been received

**Planning Application No:** 10/02968/REM

**Proposal:** Residential development of 127 units, landscaping, open space, infrastructure and creche with associated works (GR 357652/117726)

**Location:** Key Site Lyde Road Yeovil Somerset BA21 5HR

**Applicant:** Barratt Homes

- The number of units has been reduced by one following the removal of a flat over a garage adjacent to No. Sandlewood Close.
- There have been layout changes to and surrounding the MUGA.
- Bus Gate strategy onto Sandlewood Close
- The approved school site has been plotted correctly now meaning the area of development has reduced slightly.
- The rear elevations of plots 296-303 have been revised to ease the relationship problems with properties at Sandlewood Close.
- There is clarification over the boundary treatments with existing properties at Trent Close, Sandlewood Close and Ashwood Drive.
- Additional cross sections to judge relationship to existing properties.
- Some small amendments to facilitate refuse collection.

**Planning Application No:** 10/02973/REM

**Proposal:** Residential development of land comprising of 119 units, landscaping, infrastructure and associated works (phase2).

**Location:** Key Site Lyde Road Yeovil Somerset BA21 5HR

**Applicant:** David Wilson Homes

- Various plots have been revised, 10, 11-12, 39, 40, 41, 42, 43, 75-77 to create a more acceptable streetscene along Road 1.
- Some small amendments to facilitate refuse collection.

**Planning Application No:** 10/03252/REM

**Proposal:** Residential development of land comprising of 63 units, landscaping, infrastructure and associated works (phase2). (GR 357652/117726)

**Location:** Key Site Lyde Road Yeovil Somerset BA21 5HR

**Applicant:** Bloor Homes

- Revisions to plots 25-28, 13-17 and 41
- Some small amendments to facilitate refuse collection.
- Additional cross sections to judge relationship to existing properties.

6. **PLANNING DECISIONS** (Page 6)

7. **CORRESPONDENCE**

**PLANNING MEETING**  
**MONDAY 25 October 2010**

## **PLANS LIST**

The schedule of planning applications is outlined at agenda item No (5).

The delegation agreement relating to planning applications between the District Council and the Town Council provides for the Town Council to receive written reports on applications in the Yeovil Town area, and those that are regarded as having a significant impact on this area. These reports include key considerations, which, in the opinion of the Area Planning Manager, are planning issues to which the Town Council should have regard in considering its views and making recommendations on each application.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to the level allocated to the application (as outlined in the extract from the District Council's Scheme of Delegation set out below\*) and to any views expressed by various consultees (including the Town Council) and District Council Ward Members.

## **BACKGROUND PAPERS**

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

## **HUMAN RIGHTS ACT 1998 ISSUES**

The determination of the applications which are the subject of reports in this Plans List are considered to involve the following human rights issues:-

1. Articles 8: Right to respect for private and family life
  - i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.
  - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.
3. The First Protocol

## Article 1: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

### **\*APPLICATION LEVELS AS DEFINED IN THE DISTRICT COUNCIL SCHEME OF DELEGATION**

#### **LEVEL 1 APPLICATIONS**

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control where the proposals lie within the development limits.

##### **1. Dwellings**

- 1-2 units (full) and less than 0.1 hectare (outline)

##### **2. Offices/R&D/Light Industry**

##### **3. Heavy Industry/Storage/Warehousing**

##### **4. Retail/Distribution/Servicing**

##### **5. All Other Minor Developments**

- Floorspace is less than 500 square metres and the site is less than a half hectare (applies to 2-5)

##### **6. Minor Change of Use (In line with policy)**

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control

##### **1. Householder**

- Householder developments are defined as those within the curtilage of residential property which require an application for planning permission and are not a change of use.

##### **2. Adverts**

3. **Listed Building Consents (Alterations)**
4. **Listed Building Consents (Demolitions)**
5. **Conservation Area Consents**
6. **Demolition of unlisted buildings in Con. Areas**
7. **Others** This category includes all decisions relating to:
  - applications for Lawful Development Certificates for existing use (from July 1992); (**CLUEDs**)
  - applications for Lawful Development Certificates for proposed use (from July 1992); (**CLOPUDs**)
  - applications for Certificates of **Appropriate Alternative Development**;
  - notifications under:
    - **Circular 18/84** (Development by Government Departments); and
    - **Circular 14/90** (Overhead electric lines).
  - applications by the **British Coal Corporation** under Class A, Part 21 of the General Permitted Development Order 1995.
  - Telecom Notifications, any Tree Application, Agricultural Notifications, County Matters, Demolition Prior Approvals.

## **LEVEL 2 APPLICATIONS**

1. **Dwellings**
  - More than 2 units (full) and more than 0.1 hectare (outline)
2. **Offices/R&D/Light Industry**
3. **Heavy Industry/Storage/Warehousing**
4. **Retail/Distribution/Servicing**
5. **All Other Minor Developments**
  - Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)
6. **Change of Use**

## **LEVEL 3 APPLICATIONS**

Level 3 applications are likely to be developments that because of the significance of their impact should always be determined by the relevant Area Committee (or Regulatory Board where necessary). Whether an application falls into the Level 3 category shall be decided by the Head of Development & Building Control in consultation with the relevant Area Chair.

## PLANNING DECISIONS

10/03459/FUL application for a new planning permission for alterations, extension and conversion to form 18 No. residential apartments The Greyhound 8 South Street, Yeovil BA20 1QG

**WITHDRAWN**

10/03058/FUL the siting of a metal storage container at 7 Buckland Road, Pen Mill Trading Estate, Yeovil BA21 5EA

**APPROVAL** subject to conditions

10/03077/FUL the installation of a replacement shop front at 47 Middle Street, Yeovil

**APPROVAL** subject to conditions

10/03257/FUL revised location of extraction ducting and flue at Polat's Place 8A Coronation Avenue, Yeovil BA21 3DX

**APPROVAL** subject to conditions

10/03239/FUL the erection of a single storey extension to rear of dwelling at 1 Yew Tree Close, Yeovil, BA20 2PB

**APPROVAL** subject to conditions

10/00557/FUL application to vary section 10b Agreement requirement 1 (1) (a) to allow for up to 44 children at Apple Tree Nursery, 51 The Park, Yeovil BA20 1DF