

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 26 October 2009**.

(7.00pm to 8.10pm)

Present:

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

Also Present:

Sarah Hunt – Assistant Town Clerk
Andrew Collins – Planning Officer – SSDC

7/450 **MINUTES**

The Minutes of the previous meeting held on 12 October 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/451 **APOLOGIES FOR ABSENCE**

None were received.

7/452 **DECLARATIONS OF INTEREST**

Andrew Kendall, David Recardo 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.

Julian Freke and David Recardo also declared their personal interest in 09/03588/LBC as Vice-Chair and member respectively of the Yeovil Cemetery and Crematorium Committee.

Phil Chandler declared a personal interest on behalf of Yeovil Town Council in respect of Planning Applications 09/03588/LBC and 09/03760/FUL.

7/453 **PLANS LIST**

1. Planning Application: 09/03503/FUL

Site Address:	217 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the erection of an extension to existing car showroom (GR 357239/116096)
Recommending Case Officer:	Helen Ferdinand
Target date :	11th November 2009
Applicant :	Mr James Chalke
Type :	Minor Retail less than 1,000 sq.m or 1ha

Members commented that it was to be commended that a local business was preparing to expand in the current economic climate.

RECOMMENDED APPROVAL

2. Planning Application: 09/03588/LBC

Site Address:	Yeovil Cemetery Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	The carrying out of repairs to part of boundary wall (GR 355102/116495)
Recommending Case Officer:	Sam Fox
Target date :	20th November 2009
Applicant :	Yeovil Crematorium And Cemetery Committee
Type :	Other LBC Alteration

Members noted that this was an essential repair to the boundary wall, due to damage caused by a fallen tree.

RECOMMENDED APPROVAL

3. Planning Application: 09/03756/FUL

Site Address:	74 Freedom Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a new detached dwelling with parking (GR 354125/116901)
Recommending Case Officer:	Andrew Collins
Target date :	10th November 2009
Applicant :	Miss N Rogers
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that the Highways Authority had concerns about the parking spaces, which would need to be moved along in order to improve access. It was agreed that materials for the parking area should be specified, to reduce the risk of surface water run-off.

RECOMMENDED APPROVAL

Subject to a condition being applied regarding surface water drainage of the parking area.

4. Planning Application: 09/03760/FUL

Site Address:	The Honey Pot Nursery 127 St Michaels Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of a two storey extension (GR 356392/116779)
Recommending Case Officer:	Sam Fox
Target date :	24th November 2009
Applicant :	Mr Ian Robson
Type :	Minor Other less than 1,000 sq.m or 1ha

Four objectors, who lived in the vicinity of the proposed development, were concerned about the loss of daylight, increased traffic and the difficulties of vehicle access. Two of the objectors considered that their garages would be inaccessible as there would be insufficient turning space for their vehicles. Comments were also made about the size of the proposed extension being not in keeping with the surrounding area. Some of the objectors commented that some affected local residents had not received notification of the proposed development.

The applicant said that the extension was mainly for additional staff accommodation and that he was looking for 15 additional nursery places, noting that there was a shortage of nursery places in Yeovil. He did not agree that it would lead to a significant increase in traffic. He said he would be happy to discuss any concerns with local residents.

There were no comments from the Highways Authority and members felt, therefore, that it was difficult to make an informed recommendation. Members suggested that there was a need for more consultation between the applicant and the consultees.

RECOMMENDED REFUSAL

On the grounds of over-development of the site resulting in loss of public amenity and Highway safety issues regarding traffic exiting on to St. Michael's Avenue.

5. Planning Application: 09/03803/S73

Site Address:	Apple Tree Nursery 51 The Park Yeovil
Ward :	Yeovil (West)
Proposal :	Variation of condition 4 of planning approval 911291 dated 22/02/92 (i.e. number of children) (GR: 355105/116351)
Recommending Case Officer:	Helen Ferdinand

Target date :	17th November 2009
Applicant :	Apple Tree Nursery
Type :	Other Change Of Use

Members expressed concern that the original 1992 planning permission, as part of an S106 Agreement, had been flouted, with 42 children currently attending the Nursery. The owners were now asking to increase the maximum number of children from 36 to 44.

Members noted four letters of objection, stating concerns with increased noise levels and the state of boundaries with adjoining properties. It was noted that the Nursery was in a residential and Conservation area.

RECOMMENDED REFUSAL

On the grounds that the area had recently been designated as a Conservation area. Other than this, circumstances had not changed since the previous application.

6. Planning Application: 09/03833/FUL

Site Address:	29 Milford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey side extension (GR 356289/117008)
Recommending Case Officer:	Sam Fox
Target date :	18th November 2009
Applicant :	Mrs W Devine
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application: 09/03893/FUL

Site Address:	31 Home Drive Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of existing two storey extension and conservatory and the erection of a two storey and single storey extensions to dwellinghouse. (GR 354213/116586)
Recommending Case Officer:	Sam Fox
Target date :	20th November 2009
Applicant :	D & K Cook
Type :	Other Householder - not a Change of Use

The applicant, Mr. Cook, explained to the Committee that he had taken note of the concerns raised at a previous meeting where his application had been refused. He had considerably revised the plans in order to comply.

Members acknowledged that the plans were more in keeping with the design of adjoining properties.

RECOMMENDED APPROVAL

8. Planning Application: 09/03923/FUL

Site Address:	7 West Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Re-building existing detached garage (GR 355054/116263)
Recommending Case Officer:	Jane Green
Target date :	25th November 2009
Applicant :	Mr Mark House
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

9. Planning Application: 09/03985/COU

Site Address:	Top Ten Bingo Stars Lane Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from bingo hall to Restaurant/Bar/Club. (GR 355943/115876)
Recommending Case Officer:	Nicholas Head
Target date :	4th December 2009
Applicant :	Mr TG Clare
Type :	Other Change Of Use

The Planning Officer commented that an Environmental Health Officer was looking further into any potential noise or disturbance issues associated with the development.

Members commented that the building was purpose built and welcomed an additional leisure and entertainment venue for the local community. The applicant, Terry Clare, confirmed that the building was already licensed and he intended to keep the original Neo-Egyptian interior features.

RECOMMENDED APPROVAL

7/454 REPORT TABLE

09/03768/ADV : 1 no. non-illuminated pylon/totem pole sign – 12 Oxford Road, Pen Mill Trading Estate

RECOMMENDED APPROVAL

7/455 CORRESPONDENCE

There were no items of correspondence.

7/456 **TREE PRESERVATION ORDER**

RESOLVED

that the order be noted and supported;

Chairman

SH
28/10/09