

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 27 October 2008**

(7.00pm to 9.10pm)

Present:

Philip Chandler – Chairman
J Vincent Chainey
Julian Freke
Pete Goodman
John Grana
Simon Hester
Wes Read
David Recardo

Also Present:

Andrew Collins – Planning Officer, SSDC
Sam Fox - Planning Assistant, SSDC
Sally Bing - Assistant Town Clerk

7/302 **MINUTES**

The Minutes of the previous meeting held on 13 October 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/303 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Clive Davis, and Tom Parsley.

7/304 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke 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 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.

Philip Chandler declared a personal and prejudicial interest in application number 08/03885/FUL. 46 and 46A Mount Pleasant Yeovil. Demolition of former Co-Operative Society building and erection of 8 no. apartments with parking in view of his chairmanship of the Newtown Community and Tenants Association.

John Grana declared a personal and prejudicial interest in application number 08/03885/FUL. 46 and 46A Mount Pleasant Yeovil. Demolition of former Co-Operative Society building and erection of 8 no. apartments with parking in view of family association with the applicants.

Wes Read declared a personal and prejudicial interest in application no. 08/03895/FUL. 85 Ilchester Road Yeovil. The erection of a two metre high fence to the north-eastern boundary in view of the proximity of the application site to his property.

John Vincent Chainey declared a personal interest in application number 08/03324/FUL. 166 Hendford Hill, Yeovil. Demolition of offices, erection of nursing home and 20 retirement flats and the conversion of premises into 4 care flats in view of the proximity of the application site to his place of residence.

7/305 **PLANS LIST**

1. Planning Application: 08/01302/COU

Site Address:	50 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The conversion of existing house into 5 No. bedsits (GR 355914/116474)
Recommending Case Officer:	Andrew Collins
Target date :	13th November 2008
Applicant :	Darren White
Type :	Other Change Of Use

Concern was raised by the Committee regarding the lack of parking in the area, the lack of space outside for amenities such as a bin store and the high density of bedsits in proportion to the size of the property.

RECOMMENDED REFUSAL on the grounds of lack of parking, that the proposals are out of keeping with the area, the proposals would have an adverse effect upon residential amenity and lack of bin store.

2. Planning Application: 08/03324/FUL

Site Address:	166 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of offices, erection of nursing home and 20 retirement flats and the conversion of premises into 4 care flats (Revised Application)(GR 354835/114989)
Recommending Case Officer:	Andrew Collins
Target date :	12th November 2008
Applicant :	Aurora Care Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

Comment was made by the Committee regarding a previous request when the original application was considered to restrict movement egressing the site from turning right onto Hendford Hill. The Planning Officer explained that this suggestion had been considered by the Highways Authority, however it was deemed inappropriate to insist that vehicles travel all the way down Hendford Hill to the roundabout and back up again. The Committee also drew the Planning Officer's attention to a possible right of way in the north-west corner of the site.

It was recognised that the revised application was to comply with new legislation regarding living room and dining area space.

RECOMMENDED APPROVAL

3. Planning Application: 08/03499/FUL

Site Address:	62 South Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a block of 6 no. flats (GR 355998/116858)
Recommending Case Officer:	Andrew Collins
Target date :	3rd October 2008
Applicant :	I Raby
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that four further letters of objection had been received stating that the amended plans did not address their concerns.

Mr Plowman, owner of neighbouring premise, raised concerns regarding obscurity of light and the dominance of the proposed Building.

Mr Dave Norris from a neighbouring business, informed the Committee that he was concerned about interruption to access along the private road. He was also worried about the proximity of the proposed flats to an electricity sub-station and over-development in the area, particularly due to the lack of parking.

Mr and Mrs Philip raised their concerns regarding loss of light to bedroom windows and loss of privacy. They stated that four car parking spaces for six flats was impractical and the proximity of the proposed building to the adjacent building was unacceptable.

The Committee discussed their concerns and also highlighted the observation made by the Economic Development Officer regarding the proximity of the proposed flats to an existing paint spraying business producing paint fumes and odours. It was generally felt that proposed car parking provision was inadequate and the proposed building would be overbearing and out of keeping.

RECOMMENDED REFUSAL on the grounds of loss of light, overlooking from the stairwell, over-development of the site, effect upon residential amenity

from fumes from paint spray business and noise complaints from potential occupiers of flats, lack of parking.

4. Planning Application: 08/03754/COU

Site Address:	79-81 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of the use of premises from retail (use class A1) to a tanning salon (use class A2) (GR 355542/116187)
Recommending Case Officer:	Helen Ferdinand
Target date :	18th November 2008
Applicant :	Val Rowe
Type :	Other Change Of Use

RECOMMENDED APPROVAL

5. Planning Application: 08/03834/FUL

Site Address:	32 Swallowcliffe Gardens Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey side extension to include replacement integral garage (GR 355280/116469)
Recommending Case Officer:	Sam Fox
Target date :	10th November 2008
Applicant :	Mrs S Burns
Type :	Other Householder - not a Change of Use

RECOMEMMENDED APPROVAL

6. Planning Application: 08/03885/FUL

Site Address:	46 & 46A Mount Pleasant Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of former Co-Operative Society building and erection of 8 No. apartments with parking (Revised Application)(GR 356233/116487)
Recommending Case Officer:	Simon Fox
Target date :	13th November 2008
Applicant :	Mr David Fuller
Type :	Minor Dwellings 1-9 site less than 1ha

(Phil Chandler and John Grana having declared a personal and prejudicial interest in this application left the room during its consideration and took no part in the discussion or voting thereon and Wes Read took the Chair for this item).

The Planning Officer outlined to the Committee the alterations to the original plans as detailed in the amended plans received. He informed the Committee

that comments had been received from the Ecologist stating that a Bat Survey was necessary. He further stated that four letters of objection from neighbours had been received, highlighting concerns including the height of the building, problems with parking, the tenure and routing of construction traffic. The Economic Development Officer had raised no objections.

Mr David Fuller, applicant, explained the reason for the re-submission of the application and stated that he felt there was no need for a Bat Survey as the building was in a state of disrepair and the roof was no longer in place.

During the ensuing discussion it was noted that the entrance on the corner of the building would be maintained which retained a feature characteristic to Yeovil. Whilst it was recognised that the parking provision within the application was poor, it was felt that the design was good.

RECOMMENDED APPROVAL

7. Planning Application: 08/03895/FUL

Site Address:	85 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a 2m high fence to north-eastern boundary (Retrospective Application) (GR 355111/116904)
Recommending Case Officer:	Sam Fox
Target date :	17th November 2008
Applicant :	Mr S Wallace
Type :	Other Householder - not a Change of Use

(Wes Read, having declared a personal and prejudicial interest in this application left the room during its consideration and took no part in the discussion or voting thereon).

The Planning Assistant explained that fences fronting the highway required planning permission to be erected over one metre in height. It was felt that this fence would be tidier than the original and provide privacy to the residents.

RECOMMENDED APPROVAL

8. Planning Application: 08/03944/FUL

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a warehouse extension (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	11th November 2008
Applicant :	Asda Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

The Committee raised concerns regarding this application as it was felt it would have been preferable to have considered the previously presented application for the alterations to the fuel filling station at the same time. The application for alterations to the yard and warehouse extension did not improve access for heavy goods vehicles or adequate turning space. It was recognised that the previous application for the fuel filling station required re-alignment of the road and it was felt that consideration of the two applications together would have made it possible to understand the relationship between the two parts of the site. Concern was raised that heavy goods vehicles would still need to reverse into the yard and the application under consideration would result in the removal of trees which acted as screening to local residences.

RECOMMENDED REFUSAL due to the loss of TPO trees and no details/lack of vehicle turning into service yard.

9. Planning Application: 08/03967/FUL

Site Address:	Land Rear of 62 Fielding Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of 3 No. flats (GR356215/116682)
Recommending Case Officer:	Helen Ferdinand
Target date :	14th November 2008
Applicant :	Mr I White
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

10. Planning Application: 08/04032/COU

Site Address:	17 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Change of use of premises from shop (Use Class A1) to financial and professional services (Use Class A2) (GR 356191/116121)
Recommending Case Officer:	Andrew Collins
Target date :	19th November 2008
Applicant :	Mr P Walker
Type :	Other Change Of Use

RECOMMENDED APPROVAL

11. Planning Application: 08/04056/FUL

Site Address:	Cineworld UK Yeo Leisure Park Old Station Way
Ward :	Yeovil (Central)
Proposal :	The installation of a satellite dish on roof of premises (GR 356148/115859)
Recommending Case Officer:	Nicholas Head
Target date :	25th November 2008
Applicant :	Cineworld Cinemas
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL**12. Planning Application No: 08/04096/FUL**

Site Address:	Land Adjacent 28 Westfield Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of 4 No. flats with associated parking (GR 354416/116929)
Recommending Case Officer:	Andrew Collins
Target date :	17th November 2008
Applicant :	Rhino Developments (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL**13. Planning Application No. 04100/ADV**

Site Address:	13 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The display of an internally illuminated fascia sign (GR 355750/115987)
Recommending Case Officer:	Helen Ferdinand
Target date :	19th November 2008
Applicant :	Mr Darren Creevy
Type :	Other Advertisement

RECOMMENDED APPROVAL

14. Planning Application No: 08/04103/FUL

Site Address:	13 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of replacement air conditioning units to rear of premises (GR 355750/115987)
Recommending Case Officer:	Helen Ferdinand
Target date :	20th November 2008
Applicant :	Mr Darren Creevy
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

15. Planning Application No. 08/04179/FUL

Site Address:	56 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (Revised application) (GR 354467/114713)
Recommending Case Officer:	Marianne Bareham
Target date :	11th November 2008
Applicant :	Mr Jason Chambers & Ms Toni Phillips
Type :	Other Householder - not a Change of Use

It was highlighted by the Planning Officer that the application detailed that the ridge height of the extension would be higher than the ridge height of the existing building. He further added that a planning application considered in 2008 was missing from the history.

RECOMMENDED REFUSAL on the grounds of poor design.

16. Planning Application No: 08/04192/FUL

Site Address:	2 - 6 South Western Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to front elevation and boundaries to pavement (GR 356141/115987)
Recommending Case Officer:	Andrew Collins
Target date :	13th November 2008
Applicant :	Palmers Catering Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority had noted that the works would require its permission.

RECOMMENDED APPROVAL

17. Planning Application No: 08/04231/FUL

Site Address:	94,96 & 98 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of existing buildings and the erection of 2 semi-detached houses (GR 356379/116250)
Recommending Case Officer:	Andrew Collins
Target date :	17th November 2008
Applicant :	Mr Nigel Drayton
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority had requested amended plans to include a turning space on site to avoid vehicles reversing back to Sherborne Road.

RECOMMENDED APPROVAL subject to meeting the Highway Authority requirements.

18. Planning Application No. 08/04337/FUL

Site Address:	7 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension, single storey rear extension and the erection of a new chimney (GR 355002/117179)
Recommending Case Officer:	Alex Skidmore
Target date :	28th November 2008
Applicant :	Mr G Howden
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that a neighbour objection had been received raising concerns regarding the adverse effect the extension would have including loss of privacy and light. The neighbours stated that the proposed extension would have a dominating effect, however raised no objections to the single storey rear extension and would have no objections to a similar two storey extension on the south-east side of the building.

Mr Morgan, objector, explained to the Committee that his house and the property subject to the application did not run parallel to each other. He felt that the proposals would be improved if the extension ran from the front of the building to half way along rather than starting half way back and extending beyond the rear of the building. Mr Morgan recognised that the wall would have no windows so there would be no concern of overlooking, however felt that the blank brick wall would have an overpowering effect and overshadow his bungalow. He stated that the proposed extension would be built right up to the boundary line and queried how scaffolding would be erected to enable construction.

Mr Howden, applicant, explained to the Committee that the proposed extension would not block sunlight to his neighbour as it would be to the north of his neighbours property. He explained that the reason the whole extension was stepped back from the front of the house was to maintain off road parking space.

During the ensuing discussion, it was recognised that the reason for the stepping back of the extension was to continue to provide sufficient off road parking. However it was felt that the two storey extension would be over dominant adjacent to a bungalow in such close proximity. The Planning Officer confirmed that the distance between the two properties at pinch point was 8 metres existing and the proposals would reduce the distance to 3.5 metres.

RECOMMENDED REFUSAL on the grounds that the proposed extension would have an over bearing impact on neighbouring bungalow.

19. Planning Application No. 08/04353/TEA

Site Address:	Land At Pickett Lane Marsh Lane Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of a 12m telegraph pole, 1 no tri-sector antenna, 1 no equipment cabinet and ancillary works (GR 355079/117093)
Recommending Case Officer:	Marianne Bareham
Target date :	28th November 2008
Applicant :	Vodafone Ltd
Type :	Non PS1 and PS2 return applications

The Planning Officer informed the Committee that three additional representations had been received raising concerns regarding the siting of the telegraph pole, particularly as it would be adjacent to a medical centre and athletics ground. The Planning Officer explained to the Committee that certain telecommunications operations could be carried out without planning permission so the Committee were asked to consider only the siting and appearance of the mast.

Mr Frank Turner, objector explained to the Committee that concern had been raised by the medical centre that the transmissions would affect the medical electrical equipment. He stated that the trees would not mask the mast from adjacent properties and that the mast would be sited outside the windows of his property. He further added that the applicants had considered other sites in the area, one being on the other side of his residence, however, they were considered to be too low and too close to residential properties.

The Committee discussed the application and raised concerns that this type of telephone mast was proposed to be in a residential area and in such close proximity to residential dwellings. The point raised by the objector was also reiterated that if the applicant had dismissed a site on one side of a residential property the same reasons for dismissal would be applicable to the other side – too low and too close to residential properties.

RECOMMENDED REFUSAL on the grounds of concerns over siting and appearance.

20. Planning Application No. 08/04343/FUL

Site Address:	28 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations to form rooms in the roof space to include the provision of a front facing pitched dormer window. (GR 355042/117188)
Recommending Case Officer:	Jane Green
Target date :	28th November 2008
Applicant :	Mr I Croxford
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7/306 **REPORT TABLE**

RECOMMENDED APPROVAL to the applications set out in the Report Table

7/307 **PLANNING DECISIONS**

RESOLVED that the matters be noted.

7/308 **CORRESPONDENCE**

There were no items of correspondence.

7/309 **STREET TRADING – SALE OF HOLLY WREATHS/MISTLETOE**

The Committee considered the request for a street trading consent to sell holly wreaths and bunches of mistletoe in Middle Street (from Union Street to Bond Street) for sixteen days leading up to Christmas 2008.

RESOLVED

- (1) that the matter be noted; and
- (2) that the street trading consent be granted

7/310 **STREET TRADING CONSENT FEES**

The Committee considered the request from the Yeovil Town Partnership for this Committee to waive the street trading fees for stallholders on the evening of Thursday 13 November 2008 in return for a contribution to be collected from stallholders for the Mayor's choice of charity.

RESOLVED

- (1) that the matter be noted;

- (2) that the street trading fees be waived for stallholders on the evening of Thursday 13 November 2008 for the Christmas launch in return for a contribution to be collected from stallholders for the Mayor's choice of charity.

7/311 **TOWN AND COUNTRY PLANNING ACT 1990**
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999
NOTICE OF CONFIRMATION (SUBJECT TO MODIFICATIONS) OF TREE
PRESERVATION ORDER
THE SOUTH SOMERSET (YEOVIL NO 1) TREE PRESERVATION ORDER
2008

The Committee considered the notification received from South Somerset District Council that the draft tree preservation order for five trees at 99 West Coker Road, Yeovil be not confirmed.

RESOLVED

- (1) that the matter be noted; and
- (2) that the Assistant Town Clerk write to South Somerset District Council stating that the Town Council were not consulted on the Draft Tree Preservation Order and request that the consultation process take place and additional information regarding the proposed Tree Preservation Order be provided.

Chairman

SB/HD
30/10/08