

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 14 September 2009**.

(7.00pm to 7.52pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Andrew Kendall

Also Present:

Sarah Hunt – Assistant Town Clerk
Jean Marshall – Planning Team Leader (SSDC)

7/427 MINUTES

The Minutes of the previous meeting held on 2 September 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/428 APOLOGIES FOR ABSENCE

Apologies for absence were received from David Recardo and Wes Read.

7/429 DECLARATIONS OF INTEREST

Andrew Kendall referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at district level taking into account all relevant evidence and representations made at that tier.

John Grana declared a personal and prejudicial interest in respect of Planning Application 09/02725/FUL due to his acquaintance with the applicant.

Julian Freke declared a personal and prejudicial interest in respect of Planning Application 09/03125/FUL due to being employed by the East Somerset NHS Trust.

7/430 PLANS LIST

1. Planning Application: 09/02215/OUT

Site Address:	Kingdom Hall Eastland Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Residential development (356209/116595)
Recommending	

Case Officer:	Andrew Collins
Target date :	6 th October 2009
Applicant :	Yeovil Congregations of Jehovah's Witnesses
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Team Leader advised that she had received four further letters of objection on the grounds of loss of privacy, lack of parking, access and effect on amenity.

An objector to the application, Mr Nicholas McGregor, stated that North Terrace was not maintained and any construction work could cause further damage.

The Committee felt that 3 storeys would not fit the surrounding streetscene and expressed concern regarding on-site parking, the existing state of the road and whether or not it was adopted.

RECOMMENDED APPROVAL for outline planning application, subject to comments above.

2. Planning Application: 09/02735/FUL

Site Address:	The Old Court House Kingston Yeovil
Ward :	Yeovil (West)
Proposal :	Change of use of domestic garden to mixed use as domestic garden and place for the sale of hot food and drink to be consumed on the premises (GR 355352/116414)
Recommending Case Officer:	Jean Marshall
Target date :	1 st October 2009
Applicant :	Mrs J Fuller
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Team Leader advised that a recent letter from the agent had addressed some of the comments made by the Environmental Protection Unit.

The agent confirmed that the Change of Use request applied to the front garden only, with no new features being added.

The Committee discussed the potential for noise, lack of access, suitable opening hours and the likely clientele. The applicant, Mrs. Fuller, stated that the venue would be specifically aimed at Yeovil College students for breakfast, lunch and late afternoon meal.

RECOMMENDED APPROVAL subject to the following conditions :

That the applicant be granted a 12 month temporary licence, with opening hours 8.00 a.m. to 6.00 p.m. Monday to Saturday, excluding Bank Holidays, no amplified music, no pedestrian access from Swallowfield Gardens and use of the shaded area on plan only.

3. Planning Application 09/03051/FUL

Site Address:	52 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	New garage roof and front wall with associated landscaping works and rainwater goods. (GR 354907/116330)
Recommending Case Officer:	Sam Fox
Target date :	2 nd October 2009
Applicant :	Dr. Tim Bevan
Type :	Other Householder – not a Change of Use

RECOMMENDED APPROVAL

4. Planning Application: 09/03122/COU

Site Address:	20 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor of premises from A2 (Financial/Professional Services) to A1 (Shop) (Retrospective) (GR355578/116041)
Recommending Case Officer:	Sam Fox
Target date :	25 th September 2009
Applicant :	Tilzey Studios Ltd
Type :	Other Change of Use

The Committee noted that this was a retrospective application.

RECOMMENDED APPROVAL

5. Planning Application: 09/03125/FUL

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a rooftop extension (GR 355505/116348)
Recommending Case Officer:	Andrew Collins
Target date :	8 th October 2009
Applicant :	Mr Robert Steele – Yeovil District Hospital
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7/431 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/432 **CORRESPONDENCE**

The Committee considered the following items:

- a) Conditional Planning Permission for the erection of a temporary Elliott Building to accommodate the re-located pre-school currently located at Westfield Infants School
- b) A provisional Tree Preservation Order for a Common Yew tree located south-west of the former Yew Tree Inn, off Forest Hill, Yeovil
- c) A provisional Tree Preservation Order for a 6 ash and 2 oak trees adjoining the Southern bank of the stream opposite the rear of no's 59,57 and 55 Preston Grove, Yeovil.

RESOLVED

that the matters be noted;

7/433 **STREET TRADING APPLICATION**

The Committee reviewed an application from Mr Michael Parkes to take a second pitch in Lower Middle Street in order to sell cut flowers.

APPLICATION REFUSED on the grounds that the proposed pitch was in too close proximity of two established retail premises selling cut flowers.

7/434 **FINANCIAL STATEMENT FOR PERIOD ENDING JULY 2009**

The Committee considered the report of the Financial Administrator (Agenda item 9 refers)

RESOLVED

that the Financial statement for the months June and July 2009 be noted.

Chairman