

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 15 September 2008**

(7.00pm to 7.45pm)

### **Present:**

Philip Chandler (Chairman)  
Julian Freke  
Pete Goodman  
John Grana  
Simon Hester  
David Recardo

### **Also Present:**

Alan Tawse -Town Clerk  
Andrew Cato - Deputy Development Control Team Leader (SSDC)

### 7/278 **MINUTES**

The Minutes of the previous meeting held on 1 September 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 7/279 **APOLOGIES FOR ABSENCE**

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

### 7/280 **DECLARATIONS OF INTEREST**

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.

**1. Planning Application: 08/02867FUL**

Site Address:	Land Rear Of 88-96 Huish Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of 4 No. flats (GR 355192/116019)
Recommending Case Officer:	Helen Ferdinand
Target date :	16th September 2008
Applicant :	Mr Richard Ferguson
Type :	Minor Dwellings 1-9 site less than 1ha
Site Address:	16A Wyndham Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use from offices to a flat (GR 356143/116094)
Recommending Case Officer:	Diana Watts
Target date :	10th September 2008
Applicant :	Dr George Barrett Smith
Type :	Other Change Of Use

Craig Jones, agent for the applicant, indicated that consideration had been given in the design of the proposed development to minimise the level of fenestration to avoid the flats overlooking nearby properties.

He added that the design of the flat roof would enable additional daylight to be enjoyed by the occupants of the properties, the overall design and proposed materials of which he felt befitted the prominent nature of the site.

The Deputy Development Control Team Leader drew attention to the fact that the application did not include any off street parking. However, he explained that the site was adjacent to the Huish public car park and that no objections had been received from the Highway Authority subject to the inclusion of a condition regarding the provision of a cycle rack.

During the ensuing discussion, reference was made to the frequent lack of availability of spaces in the nearby public car park.

Concern was also expressed over the design of the proposed building – particularly the bulky nature of the proposed flat roof which it was felt created an overbearing effect.

Reference was also made to the close proximity of the proposed development to nearby dwellings and the lack of sufficient amenities for residents.

Attention was drawn to a recent refusal for a similar scheme, that looked to cover the whole of the site with a two storey building and which was objected to by the Committee on the grounds of mass, overlooking and bulk.

**RECOMMENDED REFUSAL**

On the grounds

- Lack of on-site parking and given the existing pressure on spaces in the nearby public car park
- Overdevelopment
- Poor design incorporating expansive flat roof and bulk
- Poor relationship and amenity for future occupiers

**2. Planning Application: 08/02941/FUL**

Site Address:	Unit 1 Seatons Trade Park West Hendford
Ward :	Yeovil (South)
Proposal :	The installation of 4 no. windows and 2 no external doors to the ground floor east elevation (GR 354879/115558)
Recommending Case Officer:	Helen Ferdinand
Target date :	24th September 2008
Applicant :	Abbey Manor Group Ltd
Type :	Minor Manfr less than 1,000 sq.m or 1ha

During the ensuing discussion, reference was made to the potential impact of the proposed windows/external doors which faced the residential part of the site. However, given the previous use of the site and the fact that, at this stage, the layout of the residential part of the site – which was a subject of an outline planning consent – had not been decided, it would unreasonable to refuse the application.

**RECOMMENDED APPROVAL**

**3. Planning Application: 08/03120/FUL**

Site Address:	Flat 2 1 Penn Hill Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a summerhouse with a decked area (GR 355727/115808)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	26th September 2008
Applicant :	Miss C Dunford
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**4. Planning Application: 08/03137/FUL**

Site Address:	11 Oakridge Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Extension to existing garage to provide additional garaging and study within roof space (revised application to provide external stairs and additional roof light) (GR 355161/116625)
Recommending Case Officer:	Alex Skidmore
Target date :	1st October 2008
Applicant :	Mr And Mrs J Burton
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**5. Planning Application: 08/03248/FUL**

Site Address:	2 Ivy Walk Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a rear single storey extension, replacement garden shed and alterations to boundary wall (GR 354461 115308)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	19th September 2008
Applicant :	Mr Shaun Bussell
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**6. Planning Application: 08/03617/FUL**

Site Address:	78 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory (GR 354172/116152)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	7th October 2008
Applicant :	Mr Smith
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

## 7. Planning Application: 08/03731

Site Address:	137 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to rear of dwelling (GR 355526/117514)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	10th October 2008
Applicant :	Mr Symons
Type :	Other Householder - not a Change of Use

### **RECOMMENDED APPROVAL**

#### 7/282 **PLANNING DECISIONS**

**RESOLVED** that the matters be noted

#### 7/283 **CORRESPONDENCE**

- The Town Clerk reported receipt of the following items of correspondence:
- Advice of forthcoming informal hearing regarding the demolition of existing dwelling house and the erection of ten flats with associated parking at 21 The Park, Yeovil. (application no 08/00243/FUL).
- Advice of appeal receipt regarding the erection of a dwelling house and alterations to access in respect of land to the rear of 3 Preston Grove, Yeovil (application no 07/03458/OUT).
- Advice of appeal receipt regarding a residential development of 14 no dwellings, 5 no flats over garage units, 18 no flats with associated roads, footways, parking, drainage and landscaping in respect of land off St Michaels Avenue, Yeovil (application no 08/00271/REM).
- Notification of appeal decision (dismissal) in respect of the proposed erection of a dwelling at 40 Sunningale Road, Yeovil (application no 07/05099/OUT).

During the ensuring discussion, members referred to the need to investigate the possibility of increasing the scale of the location plans used in the agenda to facilitate identification of the site of proposed developments.

The Deputy Development Control Team Leader drew attention to a significant change in the General Development Order, that was due to come into effect in October 2008, which it was anticipated would reduce the need to obtain formal planning consent in respect of a wider number of extensions and loft conversions.

Members suggested that a presentation on the new regulations be made to a future meeting, and the Town Clerk undertook to arrange for a Planning Officer to attend a forthcoming meeting of the Town Council to explain the new changes given their impact on development control.

7/284 **FINANCIAL STATEMENT – JUNE/JULY 2008**

The Committee considered the report of the Finance Administrator (agenda item 7 refers).

**RESOLVED**

that the financial statements for the above months be noted.

Chairman

AT/HD  
16/09/08