

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 2 September 2009**.

(7.00pm to 9.35pm)

Present:

Philip Chandler (Chairman)
Clive Davis
John Grana
Andrew Kendall
Wes Read

Also Present:

Alan Tawse – Town Clerk
Andy Cato – Deputy Development Control Team Leader (SSDC)

7/420 **MINUTES**

The Minutes of the previous meeting held on 3 August 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/421 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Julian Freke, Pete Goodman and David Recardo.

7/422 **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 and Wes Read each declared a personal and prejudicial interest in respect of Planning Application 09/02958/HZM (Application to store and use very toxic and toxic substances in support of the company's manufacturing process at Westland Helicopters, Lysander Road, Yeovil) by virtue of their employment by the Company.

Andrew Kendall declared a personal and prejudicial interest in respect of Application 09/02592/FUL (Erection of a two-storey extension and replacement single storey extension to rear of dwelling at 24 Coronation Avenue, Yeovil) by virtue of the proximity of the application site to his place of residence.

7/423 **PLANS LIST****1. Planning Application: 09/02228/FUL**

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|-----------------------------------|--|
| Site Address: | Land At Greenhill Road Yeovil |
| Ward : | Yeovil (East) |
| Proposal : | <i>Demolition of 20 dwellings and garages and erection of 38 dwellings with associated access, parking and landscaping. (GR 356591/117238)</i> |
| Recommending Case Officer: | Adrian Noon |
| Target date : | 31st August 2009 |
| Applicant : | Yarlington Housing Group |
| Type : | Major Dwlg 10 or more or site 0.5ha+ |

Matt Frost – Agent for the applicant, indicated that the plans included 10 new parking places for those that would be displaced by the proposed development.

RECOMMENDED APPROVAL

Subject to the inclusion of a condition to govern the operations and times of construction vehicles.

2. Planning Application: 09/01671/FUL

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|-----------------------------------|--|
| Proposal : | <i>Mixed use redevelopment to provide 2 shops, 26 dwellings, one live/work unit, 10 flats and conversion of glove factory to form cafe/restaurant and offices and associated works (GR: 356049/115785)</i> |
| Site Address: | Foundry House and former Mill Lane Trading Estate, Summer House Terrace |
| Parish: | |
| Ward : (SSDC Member) | Yeovil (Central) |
| Division (SCC Member) | |
| Recommending Case Officer: | Adrian Noon |
| Target date : | 29th July 2009 |
| Applicant : | Mr Craig Bates |
| Type : | Major Dwlg 10 or more or site 0.5ha+ |

The Deputy Development Control Team Leader indicated that the Environment Agency and the Highways Authority had now expressed their support for the application - with appropriate conditions. The views of the County Council Archaeologist were still awaited.

Craig Bates – Applicant indicated that in his opinion the application met most of the agreed development brief for the site. He drew attention to the inclusion of various retail units and, whilst it was acknowledged that the level of residential accommodation had been increased, he pointed out that the

nature of the property market had changed since the land was offered for redevelopment and that the present plans reflected that change.

During the ensuing discussion, members expressed their disappointment at the absence of a public square in the application.

RECOMMENDED APPROVAL

3. Planning Application 09/01696/LBC

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|-----------------------------------|--|
| Proposal : | <i>Repairs to existing glove factory and conversion to mixed use (GR: 356049/115785)</i> |
| Site Address: | Foundry House Mill Lane Trading Estate Summer House Terrace |
| Parish: | |
| Ward : (SSDC Member) | <i>Yeovil (Central)</i> |
| Division (SCC Member) | |
| Recommending Case Officer: | Adrian Noon |
| Target date : | 24th June 2009 |
| Applicant : | Mr Craig Bates |
| Type : | Other LBC Alteration |

RECOMMENDED APPROVAL

4. Planning Application: 09/02073/FUL

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|-----------------------------------|---|
| Site Address: | Land Rear Of Old Barn Way Yeovil |
| Ward : | Yeovil (South) |
| Proposal : | <i>The erection of 10 no dwellings and 2 no. flats with associated garaging/parking facilities (GR 354310/115027)</i> |
| Recommending Case Officer: | Andy Cato |
| Target date : | 15th October 2009 |
| Applicant : | Charles Bishop Ltd |
| Type : | Major Dwlgs 10 or more or site 0.5ha+ |

The Deputy Development Control Team Leader indicated that amended plans had been received in respect of the application and he drew attention to the variances in these plans from the originals submitted.

Matt Frost – Agent for the applicant drew attention to an existing formed access, which would not be required should the amended plans be approved. He indicated that in the event that such consent was granted, the applicant would be happy to discuss ways by which the access could be closed, perhaps by the use of appropriate barriers.

During the ensuing discussion, members expressed concern about the proposed provision and scale of fenestration, which it was felt could be improved to be more in keeping with the proposed development.

RECOMMENDED APPROVAL

Subject to further consideration over fenestration detailing by the planning officer.

5. Planning Application: 09/02708/COU

| | |
|-----------------------------------|--|
| Site Address: | 19 Sherborne Road Yeovil Somerset |
| Ward : | Yeovil (East) |
| Proposal : | <i>Change of use of premises from use class A1 (shop) to use class A2 (financial and professional services) (GR 356203/116123)</i> |
| Recommending Case Officer: | Helen Ferdinand |
| Target date : | 14th September 2009 |
| Applicant : | Mr P Walker |
| Type : | Other Change Of Use |

RECOMMENDED APPROVAL

6. Planning Application: 09/02785/FUL

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|-----------------------------------|--|
| Site Address: | 8 Wyndham Street Yeovil Somerset |
| Ward : | Yeovil (East) |
| Proposal : | <i>Alterations, extension and conversion of 4 bedsits to form 5 self contained flats and extension to shop store and addition of a cycle shed (Revised Application) (GR 356169/116112)</i> |
| Recommending Case Officer: | Andy Cato |
| Target date : | 25th September 2009 |
| Applicant : | Mr A H Mustafa |
| Type : | Minor Dwellings 1-9 site less than 1ha |

RECOMMENDED APPROVAL

7. Planning Application: 09/02889/COU

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|-----------------------------------|--|
| Site Address: | Unit 4 33 Oxford Road Pen Mill Trading Estate |
| Ward : | Yeovil (East) |
| Proposal : | <i>Change of use from industrial warehouse unit to an indoor sports facility for use by a gymnastic club (Use Class D2). (GR: 357642/117052)</i> |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 9th September 2009 |
| Applicant : | Mr B Phelan |
| Type : | Other Change Of Use |

Both the Applicant (Barry Phelan) and the Applicants' Agent (Matt Frost) spoke in support of the application drawing attention to the enhanced

gymnastic facilities that would be provided in the area should the development be approved and to the length of time that the industrial warehouse unit in question had remained empty.

RECOMMENDED APPROVAL

Subject to a condition that reverted the unit back to B1, B2 and B8 use on cessation of use by the gymnastics club.

8. Planning Application: 09/02982/FUL

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|-----------------------------------|--|
| Site Address: | 28 Middle Street Yeovil Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | <i>The installation of a new ATM (cash machine) (GR 355810/115938)</i> |
| Recommending Case Officer: | Jane Green |
| Target date : | 7th October 2009 |
| Applicant : | Mr Richard Yeates |
| Type : | Minor Other less than 1,000 sq.m or 1ha |

During the ensuing discussion, reference was made to the need for the proposed cash machine to be accessible by all members of the community.

RECOMMENDED APPROVAL

Subject to amended plans which allow the ATM (Cash Machine) to be fully accessible to all users.

9. Planning Application: 09/02992/FUL

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|-----------------------------------|---|
| Site Address: | 120 Ilchester Road Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>The removal of conservatory and erection of a front extension, the installation of 2 dormer windows, and extension to existing garage. (GR 54913/117200)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 14th September 2009 |
| Applicant : | Mr A Meynell |
| Type : | Other Householder - not a Change of Use |

Mr A Meynell (Applicant) drew attention to the impracticality of the existing conservatory which had given rise to the application before the Committee.

RECOMMENDED APPROVAL

10. Planning Application: 09/03097/FUL

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| Site Address: | 17 Summerlands Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>The erection of a replacement garage (GR:</i> |

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| | 354478/116535) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 22nd September 2009 |
| Applicant : | Mr R Killick |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

1B. Planning Application: 09/02459/FUL

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|----------------------------|--|
| Site Address: | 64 Larkhill Road Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>The formation of a vehicular hardstanding (GR 354114/116667)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 23rd September 2009 |
| Applicant : | Mr P Stephens |
| Type : | Other Householder - not a Change of Use |

During the ensuing discussion, reference was made to the volume of traffic that travelled along Larkhill Road, and the need for any permission granted to be conditional upon all vehicles entering the property to be capable of leaving the property using forward gears.

RECOMMENDED APPROVAL

Subject to the provision of on-site vehicle turning.

2B. Planning Application: 09/02467/FUL

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|----------------------------|---|
| Site Address: | 62 Mudford Road Yeovil Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | <i>Demolition of garage and the erection of a replacement garage (GR 355422/116786)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 7th September 2009 |
| Applicant : | Mr C Johnson |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

3B. Planning Application: 09/02592/FUL

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|---------------|--|
| Site Address: | 24 Coronation Avenue Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>Erection of a two-storey extension and replacement single storey extension to rear of dwelling (GR 354557/117211)</i> |
| Recommending | Sam Fox |

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| Case Officer: | |
| Target date : | 3rd September 2009 |
| Applicant : | Mrs Angela Godfrey |
| Type : | Other Householder - not a Change of Use |

(Andrew Kendall, 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).

During the ensuing discussion, reference was made to the significant size of the proposed extension and its proximity to neighbouring property.

RECOMMENDED REFUSAL

On the grounds that the size and bulk of the proposed development is out of proportion in the Street and constitutes an overdevelopment, which would have an adverse dominating effect on neighbouring property.

4B. Planning Application: 09/02899/FUL

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|----------------------------|--|
| Site Address: | 161 Ilchester Road Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>The erection of a single storey rear extension to dwelling house and a detached garage (gr 354716 / 117264)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 9th September 2009 |
| Applicant : | Mr M Neal |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

5B. Planning Application: 09/02958/HZM

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|----------------------------|---|--|---|
| Proposal : | <i>Application to store and use very toxic and toxic substances in support of the company's manufacturing process. (GR 354549/115598)</i> | | |
| Site Address: | Westland Helicopters Lysander Road Yeovil | | |
| Parish: | Yeovil | | |
| Ward : (SSDC Member) | Yeovil (South) Mr T Parsley (Cllr) | | |
| Division (SCC Member) | | | |
| Recommending Case Officer: | <i>Andrew Collins</i> | | |
| | <i>Tel: 01935 462276</i> | | <i>Email: andrew.collins@southsomerset.gov.uk</i> |
| Target date : | 14th September 2009 | | |
| Applicant : | Mr William David | | |
| Agent: (no agent if blank) | | | |
| Application Type : | Non PS1 and PS2 return applications | | |

(John Grana and Wes Read having each 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 Committee was advised that the Environment Agency had indicated that they had no objections to the application and had requested a note that the proposed development would not constitute a significant extra risk.

RECOMMENDED APPROVAL

6B. Planning Application: 09/02962/REM

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|----------------------------|---|
| Site Address: | Car Park Houndstone Retail Park Western Avenue Brympton |
| Ward : | Yeovil (South) |
| Proposal : | <i>Erection of an A3 restaurant with drive through and associated alterations to car park (GR352957/116419)</i> |
| Recommending Case Officer: | Andy Cato |
| Target date : | 11th September 2009 |
| Applicant : | La Salle Investment Management |
| Type : | Minor Retail less than 1,000 sq.m or 1ha |

The Deputy Development Control Team Leader gave an update on various representations that had been received in respect of the application.

In doing so, he emphasised the fact that the application was for reserved matters and that a significant number of letters of objection had referred to issues which had already been taken into consideration when outline permission was granted for the principle of development of a drive through restaurant in this location in July 2006, and that such issues were not subject to reconsideration under this reserved matters submission. He added that the matters which could be taken into consideration related to siting, design, external appearance, access and landscaping.

He added that the observations of the Police Architectural Liaison Officer had now been received and that he had supported the principle of access arrangements but with a 2 metre buffer of grass and no shrubs to help improve visibility. He had also suggested that bollards be erected to restrict vehicular access to the pathways and to prevent potential ram-raids on the main building.

Paul Keywood – Agent for the applicant drew attention to the design of the building which he felt was an improvement on the original submission.

He also indicated that the installation and operation of CCTV cameras, which would be monitored 24 hours a day, would be implemented prior to the commencement of trading.

During the ensuing discussion, members expressed their concern over various aspects of the application. However, it was felt that should full consent be granted, due regard needed to be given to the external illumination of the site.

RECOMMENDED that no observations be made on the merits of the application, but should the District Council be minded to approve, conditions should be imposed to control external illumination.

7B. Planning Application: 09/03061/FUL

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|----------------------------|--|
| Site Address: | 6 Hillgrove Avenue Yeovil Somerset |
| Ward : | Yeovil (South) |
| Proposal : | <i>Alterations and the erection of a single storey rear extension to dwellinghouse. (GR 354754/114726)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 17th September 2009 |
| Applicant : | Mr & Mrs I Cameron |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

8B. Planning Application: 09/03062/FUL

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|----------------------------|--|
| Site Address: | 9 Penn Hill Yeovil Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | <i>Alterations and the erection of a single storey extension to rear elevation, front entrance porch, detached single garage and widening of access gates (GR:355766/115740)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 17th September 2009 |
| Applicant : | Mr & Mrs Sweet |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

9B. Planning Application: 09/03088/FUL

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|----------------------------|---|
| Site Address: | 128A Mudford Road Yeovil Somerset |
| Ward : | Yeovil (West) |
| Proposal : | <i>The erection of a conservatory (GR: 355560/117471)</i> |
| Recommending Case Officer: | Sam Fox |
| Target date : | 21st September 2009 |
| Applicant : | Mr Lester |
| Type : | Other Householder - not a Change of Use |

RECOMMENDED APPROVAL

10B. Planning Application: 09/03093/LBC

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| Site Address: | 8A High Street Yeovil Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | <i>Alterations to shopfront and shop refit (GR</i> |

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|----------------------------|-----------------------|
| | 355644/115979) |
| Recommending Case Officer: | Sam Fox |
| Target date : | 22nd September 2009 |
| Applicant : | West Country Pasty Co |
| Type : | Other LBC Alteration |

RECOMMENDED APPROVAL

11B. Planning Application: 09/02983/ADV

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|----------------------------|---|
| Site Address: | 28 Middle Street |
| Ward : | Yeovil (Central) |
| Proposal : | <i>The display of 1 externally illuminated fascia sign, 1 externally illuminated projecting sign and non illuminated lettering on window</i> |
| Objections : | None received at time of writing |
| Considerations | Are the signs in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number? Do the signs prejudice public safety? |
| Recommending Case Officer: | |
| Target Date : | |
| Applicant : | |
| Type : | |

RECOMMENDED APPROVAL

7/424 **PLANNING DECISIONS**

RESOLVED

- (1) that the Planning Decisions be noted; and
- (2) that in future, where the decision of the District Council differs from the recommendation of the Town Council, arrangements be made for the reasons for refusal to be included in the report.

7/425 **CORRESPONDENCE**

There were no items of correspondence.

7/426 **SOUTH SOMERSET LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY CONSULTATION**

The Committee considered the report of the Town Clerk (Agenda Item 7 refers).

RECOMMENDED

- (1) that the outcome of the various workshops be noted;
- (2) that the suggested clusters be noted and no representations be made in respect of the proposals concerning Yeovil Town; and
- (3) that the District Council be advised of the Committee's suggestion that the South Somerset Disability Forum (SSDF) be identified as a stakeholder in the Yeovil Town area which is felt should be consulted as part of the overall consultation process.

Chairman

AT/GMH
10/09/09