

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 September 2010**

(7.00pm to 7.55pm)

Present:

J Vincent Chainey – Chairman
Philip Chandler
Clive Davis
Julian Freke
Pete Goodman
John Hann
Andrew Kendall
David Recardo

Also Present:

Andy Cato – Planning Team Leader, SSDC
Sally Freemantle – Assistant Town Clerk

7/611 **MINUTES**

The Minutes of the previous meeting held on 13 September 2010, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/612 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

7/613 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, John Hann, Andrew Kendall 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 may 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.

7/614 **PLANS LIST**

1. **Planning Application: 10/02852/ADV**

Site Address:	Land At Sunningdale Recreation Ground Lyde Road Yeovil
Ward :	Yeovil (East)
Proposal :	The display of 8 No flag poles and 2 No. externally illuminated hoarding display signs (GR 357331/117440)
Recommending Case Officer:	Simon Fox
Target date :	15th October 2010
Applicant :	Barratt David Wilson Developments
Type :	Other Advertisement

Andy Cato informed the Committee that the Town Council had been notified of this application at a previous meeting and reference was made to it being in an adjoining parish. As the application site was actually in Yeovil East Ward, a Case Officer's report had now been submitted. Andy also informed the Committee that the application was retrospective.

Peter Rogers, objector, stated that he felt the new link road to the key site had been well planned and blended in with the existing area particularly with good use of landscaping. He felt that that flagpoles were an eyesore against the other measures that had been put in place to ensure the new additions were sympathetic to the area. He added that he felt that a five year term on the planning approval would be excessive.

The Planning Officer explained that it would be possible to limit the term of the planning permission rather than applying the standard of five years. He added that the flags were illuminated with uplighters and the Case Officer had already written to the applicant to object to the illumination.

During the ensuing discussion, it was agreed that the illumination was unnecessary and felt that a five year term on the planning approval would be excessive. It was added that the flagpoles and hoardings already erected were felt to be sufficient for the whole of the site. Concern was raised that the flagpoles would be noisy in windy weather and Andy Cato explained that the flagpoles were plastic with plastic fittings to reduce noise as much as possible.

RECOMMENDED APPROVAL subject to a temporary three year planning consent and no illumination.

Also an informative – that the signs are to serve the whole of the key site.

2. **Planning Application: 10/03332/FUL**

Site Address:	Key Site Lyde Road Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of a permanent entrance feature wall adjacent access road to Lyde Road Key Site with associated works (GR 357451/117434)
Recommending Case Officer:	Simon Fox
Target date :	13th October 2010
Applicant :	Barratt Exeter Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

3. **Planning Application: 10/03323/FUL**

Site Address:	27 Market Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from Use Class A1, A2 and B1 to A1, A3 and other (arts & crafts centre) and the carrying out of minor external alterations (GR 355777/116091)
Recommending Case Officer:	Alex Skidmore
Target date :	19th October 2010
Applicant :	Ms And Mrs, Angela And Alison Hillier And Garnett
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

4. **Planning Application: 10/03442/FUL**

Site Address:	126 Beechwood Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to the rear of dwellinghouse (GR 354695/115045)
Recommending Case Officer:	Jane Green
Target date :	20th October 2010
Applicant :	Mr Stuart Rooke
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

5. **Planning Application: 10/03443/FUL**

Site Address:	1 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of external alterations and the installation of a new ATM machine. (GR 355707/115985)
Recommending Case Officer:	Jane Green
Target date :	21st October 2010
Applicant :	HSBC CRE
Type :	Minor Other less than 1,000 sq.m or 1ha

Andy Cato informed the Committee that the ATM machine was due to replace the night safe and the Conservation Officer had raised no objections.

It was recognised that the pavement in that area was narrow and disappointment was raised that the height of the ATM machine would not be DDA compliant due to the restrictions on the listed building.

RECOMMENDED APPROVAL

6. **Planning Application: 10/03578/FUL**

Site Address:	120 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse (GR 355539/117242)
Recommending Case Officer:	Jane Green
Target date :	5th November 2010
Applicant :	Mr Torgi Sen
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. **Planning Application: 10/03603/FUL**

Site Address:	64 Yew Tree Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The conversion of existing garage to study and the erection of a single storey extension to dwelling (GR 354425/114895)
Recommending Case Officer:	Alex Skidmore
Target date :	28th October 2010
Applicant :	Mr Jason Tucker
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. **Planning Application: 10/03675/COU**

Site Address:	Unit 1 Yeobridge Trade Park Flushing Meadow
Ward :	Yeovil (East)
Proposal :	The change of use from Warehouse (Use Class B8) to Motorcycle/Scooter repairs with associated MOT testing station (Use Class B2) (GR 357272/116130)
Recommending Case Officer:	Simon Fox
Target date :	1st November 2010
Applicant :	CMS Developments Ltd
Type :	Other Change Of Use

Andy Cato informed the Committee that the Highways Agency, Environment Agency and SSDC Technical Officer had raised no objections.

RECOMMENDED APPROVAL

9. **Planning Application: 10/03694/FUL**

Site Address:	24 Long Mead Brympton Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to rear of dwelling. (GR 353316/116378)
Recommending Case Officer:	Jane Green
Target date :	9th November 2010
Applicant :	Mr Paul Robb
Type :	Other Householder - not a Change of Use

Martin Wilde, Agent, informed the Committee that the application had been amended to include a new fencing line, however as no details of this fencing was included in the application, Members considered only the issue of the proposed conservatory as included in the Agenda.

RECOMMENDED APPROVAL

7/615 **REPORT TABLE**

Application Number: 10/03382/ADV

Location: 27 Market Street, Yeovil

Proposal: Display of 2 non-illuminated projecting signs and 2 non-illuminated fascia signs

Andy Cato informed the Committee that the Highways Agency had raised no objections and stated that it should be ensured that the blackboards don't overhang the footpaths.

RECOMMENDED APPROVAL

7/616 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/617 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Advice of Appeal receipt had been received in respect of Planning Application Decision Reference: 10/01446/FUL. Location: Apple Tree Nursery, 51 The Park, Yeovil, BA20 1DF. Proposal: Installation of uPVC windows to front elevation of premises.

RESOLVED

that the matter be noted.

Chairman

SF/JW
04/10/10