

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 28 September 2009**.

(7.00pm to 8.25pm)

Present:

Philip Chandler (Chairman)
Clive Davis
Julian Freke
John Grana
David Recardo

Also Present:

Sarah Hunt – Assistant Town Clerk
Simon Fox – Planning Officer – SSDC

7/435 **MINUTES**

The Minutes of the previous meeting held on 14 September 2009, copies of which had been circulated, were approved as a correct record and signed by the Chairman, subject to one amendment :

John Grana wished it to be noted that he did not object to three storeys as detailed in the Minute relating to Planning Application 09/02215/OUT.

7/436 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Pete Goodman, Andrew Kendall and Wes Read.

7/437 **DECLARATIONS OF INTEREST**

John Grana declared a personal and prejudicial interest in respect of Planning Applications 09/03214/FJUL and 09/03568/FUL due to his acquaintance with the applicants.

7/438 **PLANS LIST****1. Planning Application: 09/03214/FUL**

Site Address:	20 High Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, extension and conversion of former office premises to form 8 No flats and formation of a 1st and 2nd floor roof terraces (Revised Application). (GR 355605/115946)
Recommending Case Officer:	Helen Ferdinand
Target date :	5th October 2009
Applicant :	Hatton-Woods Properties Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

subject to refuse collection being made from the rear of the premises rather than from the High Street, where bins and bags would clutter a main shopping street.

2. Planning Application: 09/03218/OUT

Site Address:	40 Sunningdale Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a dwelling (GR 565/171)
Recommending Case Officer:	Sam Fox
Target date :	19th October 2009
Applicant :	Mr R F & Mrs D L Stephens
Type :	Minor Dwellings 1-9 site less than 1ha

The Committee noted that as this was an application for outline planning permission, all matters would be reserved. Noting the proximity of the plot to a road junction, the Committee wished to ensure that vehicles can turn within the plot so that they can enter and leave the site in forward gear.

RECOMMENDED APPROVAL**3. Planning Application: 09/03285/FUL**

Site Address:	131 Westland Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single story rear extension to dwelling and the erection of a single story brick workshop to replace existing shed. (GR 354656/)
Recommending Case Officer:	Sam Fox
Target date :	16th October 2009
Applicant :	Miss V Judd
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL subject to domestic use of shed only.

4. Planning Application: 09/03289/FUL

Site Address:	117 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations to existing hostel to provide 6 more self contained bedrooms with common room, staff office and laundry (GR: 356453/116345)
Recommending Case Officer:	Nicholas Head
Target date :	30th October 2009
Applicant :	Mr Christian Lang
Type :	Minor Other less than 1,000 sq.m or 1ha

APPLICATION WITHDRAWN

5. Planning Application: 09/03319/FUL

Site Address:	7 Bell Chase Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of conservatory and the erection of a two storey extension to dwellinghouse (GR 353663/116010)
Recommending Case Officer:	Jane Green
Target date :	20th October 2009
Applicant :	Mr Scott Handyside
Type :	Other Householder - not a Change of Use

The Committee discussed the general density of housing in the area. It was noted that this was a revised application but nevertheless the Committee felt that the application represented over-development of a small plot, leading to an overbearing relationship with neighbouring properties and loss of light to those properties.

RECOMMEND REFUSAL for the above reasons.

6. Planning Application: 09/03354/FUL

Site Address:	100 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The formation of a vehicular access/hard standing. (GR 356464/116784)
Recommending Case Officer:	Sam Fox
Target date :	15th October 2009
Applicant :	Mr J Jackson
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL subject to County Highway Authority support.

7. Planning Application: 09/03568/FUL

Site Address:	80A Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the carrying out of loft conversion and erection of a two storey rear extension. (Revised Application). (GR 354341/116253)
Recommending Case Officer:	Sam Fox
Target date :	27th October 2009
Applicant :	Mr A Baker
Type :	Other Householder - not a Change of Use

Neighbours Mr Leon Blake and Mr Barrie Davis both objected to the proposed extension on several grounds, including its overbearing size, potential loss of sunlight and privacy; moreover, they felt it was not in keeping with neighbouring properties.

The agent, Martin Wilde, advised that the resubmission had substantially reduced in size, the development was less ambitious as was the impact on neighbouring properties. He did not accept that there would be a loss of light and explained that the dormer windows in the roof would be set 2.19 metres above the finished floor and similar light tubes, were designed to let light in.

RECOMMENDED REFUSAL

The majority of the Committee felt that the extension was overbearing and not in keeping with surrounding properties. The dormer, due to its form and position, impacted on the streetscene, whilst the rear extension, due to its height, bulk and scale would be unsightly and detrimental to neighbouring amenity.

7/439 **AMENDED PLANS**

1. Planning Application: 09/02146/REM

Site Address:	Land Between Victoria Road, Cromwell Road And Lyde Road Victoria Road
Ward :	Yeovil (East)
Proposal :	The erection of 24 flats. (GR 356831/116518)
Recommending Case Officer:	Simon Fox
Target date :	7th September 2009
Applicant :	Thos S Penny Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

RESOLVED

not to make any observations on the application.

7/440 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted;

7/441 **CORRESPONDENCE**

There were no items of correspondence.

7/442 **STREET TRADING – CONSENT FEES**

RESOLVED

to waive fees for stallholders on the evening of Thursday 26 November 2009(Christmas launch) in return for a contribution to be collected for the Mayor's choice of charity.

7/443 **SOMERSET COUNTY COUNCIL CONSULTATION**

The Committee considered the consultation papers regarding the refurbishment of Parcroft Community Unit in Yeovil.

RESOLVED

To support the refurbishment to form an Adult Care Home as a much needed facility by the town.

Chairman

SH
01/10/09