

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 29 September 2008**

(7.00pm to 8.20pm)

Present:

Philip Chandler (Chairman)
J Vincent Chainey
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley

Also Present:

Diana Watts – Planning Officer (SSDC)
Marianne Bareham – Planning Assistant (SSDC)
Sally Bing – Assistant Town Clerk

7/285 **MINUTES**

The Minutes of the previous meeting held on 15 September 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/286 **APOLOGIES FOR ABSENCE**

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

7/287 **DECLARATIONS OF INTEREST**

J Vincent Chainey, 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.

7/288 **PLANS LIST****1. Planning Application: 08/03340/FUL**

Site Address:	Land Adjoining 20 Camborne Grove Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of a block of 7 no flats with associated car parking (GR 357030/116377)
Recommending Case Officer:	Helen Ferdinand
Target date :	10th November 2008
Applicant :	Mr David And Mrs Mandy Boulton
Type :	Minor Dwellings 1-9 site less than 1ha

The Chairman pointed out to the Committee that a similar scheme had been approved previously in September 2004. It was pointed out however that whilst there were ten parking spaces, one would be for 20 Camborne Grove, leaving nine parking spaces for seven dwellings. Concern was raised that this would exacerbate existing on road parking problems. However, the Planning Officer explained that whilst the previous scheme had numerous access points for parking off Camborne Grove, the proposed scheme was set out with one access point from Camborne Grove and parking at the rear of the site.

RECOMMENDED APPROVAL**2. Planning Application: 0803348/FUL**

Site Address:	Goldcroft Post Office 47 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion of existing post office and flat into 2 no. maisonettes (GR 355881/116455)
Recommending Case Officer:	Helen Ferdinand
Target date :	28th October 2008
Applicant :	Mrs C Scott-Hempstead
Type :	Minor Dwellings 1-9 site less than 1ha

Whilst it was felt that it was sad to lose the local business, it was understood that the close of the Post Office resulted in the remaining convenience store being unviable, especially as there was a similar facility in close proximity.

RECOMMENDED APPROVAL

3. **Planning Application: 08/03377/FUL**

Site Address:	53 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a replacement extension to dwellinghouse and erection of a garage (GR 355106/116368)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	23rd October 2008
Applicant :	Mr R Saunders
Type :	Other Householder - not a Change of Use

Richard Saunders, Applicant, explained to the Committee that the extension would remove an existing dilapidated structure and the proposals were sympathetic to the conservation area.

RECOMMENDED APPROVAL

4. **Planning Application: 08/03453/COU**

Site Address:	46 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of ground floor of premises from A1 (shop) and first floor from A2 (Financial & Professional Services) to A3 (Restaurant and Cafes) on both floors (355585/116144)
Recommending Case Officer:	Andrew Collins
Target date :	16th October 2008
Applicant :	Mr E Lambah-Stoate
Type :	Other Change Of Use

The Planning Officer updated the Committee explaining that the Case Officer had requested details of the proposed flue and Environmental Protection had raised concerns regarding cooking smells. It was also felt further information was required as the Change Of Use application was for a Grade II Listed Building. The Planning Officer also explained that two letters of objection had been received, one from another food outlet raising concerns regarding increase in rubbish and increase in vandalism caused by potential late night opening and the second letter stating that there was a need for more general retail outlets in Princes Street and pointing out that customers parking in the car park behind Princes Street are directed by sign posts away from Princes Street to Middle Street. Concern was raised by the Committee regarding insufficient information to properly consider the impact the change of use would have on a listed building.

RECOMMENDED REFUSAL

on the grounds of lack of detail and insufficient information.

5. Planning Application: 08/03474/FUL

Site Address:	8 Wyndham Street Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations, extension and conversion of 4 no. bedsits to form 5 no. self contained flats and extension to shop store to form internet cafe (GR 356169/116112)
Recommending Case Officer:	Andrew Collins
Target date :	16th October 2008
Applicant :	Mr H Mustafa
Type :	Minor Dwellings 1-9 site less than 1ha

Mr Mustafa, applicant, explained to the Committee that no objections had been received from neighbouring properties and that the proposals were to widen the existing two storey extension by half a metre. He stated that this extension was in a poor state of repair and the proposed rebuild would improve the aesthetics of the building. He added that there was also a proposal for an internet café to extend into the ground floor rear of the building. Mr Mustafa queried why the Case Officer's report stated that the property was a three storey building, explaining that there were two existing storeys and the extension into a roof space would create another flat. The Planning Officer responded, stating that the proposals outlined windows on the ground floor, first floor and a small row of windows on the second floor. Therefore the planned building had been described as three storey. Mr Mustafa confirmed that this was the case, however the third storey would be within the roof space.

Concern was raised regarding the number of properties in a small space and potential fire risks due to apparent lack of means of escape particularly for one of the flats. The Committee also discussed the lack of external amenity space and were worried that the size and scale of the proposed construction would have a detrimental impact on neighbouring properties.

RECOMMENDED REFUSAL

on the grounds of overdevelopment, lack of detail, lack of amenity and poor design, bulk and scale.

6. Planning Application: 08/03629/FUL

Site Address:	90 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Formation of driveway (GR 356475/116758)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	24th October 2008
Applicant :	Sean Webb
Type :	Other Householder - not a Change of Use

The Planning Officer explained that a response had been received from County Highways, with no objection in principle to the application although it was stated that a turning space within the driveway would be preferred. It was understood that others along the road do not have turning spaces and therefore concluded that the proposals would be acceptable subject to the re-siting of path and steps to allow sufficient space for parking.

RECOMMENDED APPROVAL

subject to compliance with County Highways requirements and conditions.

7. Planning Application: 08/03640/FUL

Site Address:	20 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey side extension to dwelling and an extension to garage to form store (GR 355139/115138)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	28th October 2008
Applicant :	Mr Paul Murden
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application: 08/03811/FUL

Site Address:	Globetrotters Cafe Bar & Restaurant Ltd 73 South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a three storey extension to the rear of public house to provide additional bedrooms (GR 355655/115856)
Recommending Case Officer:	Andrew Collins
Target date :	17th October 2008
Applicant :	Chris Chapman
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7/289 REPORT TABLE

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
08/03486/ADV	10A Westminster Street, Yeovil, Somerset BA20 1AE	The display of an internally illuminated fascia sign, a non-illuminated projecting sign and 2 no. non illuminated suspended signs (Retrospective)
08/03612/ADV	Former Seatons Garage, West Hendford, Yeovil, Somerset, BA20 2AG	The display of a non-illuminated free standing hoarding

Application 08/03486/ADV – 10 A Westminster Street

RECOMMENDED APPROVAL

Application 08/03612/ADV – former Seatons Garage

Concern was raised regarding the excessive size of the proposed freestanding hoarding in close proximity to a residential area and the highway.

RECOMMENDED REFUSAL on the grounds of excessive size and height and highway safety.

7/290 **PLANNING DECISIONS**

RESOLVED that the matters be noted.

7/291 **CORRESPONDENCE**

The Assistant Town Clerk reported receipt of the following items of correspondence.

- Notification of appeal decision in respect of application decision reference 07/04695/FUL. Location: 43 Thorne Lane, Yeovil, Somerset BA21 3LU. Proposal: alterations to form rooms in the roof space with dormer to rear. The appeal was allowed subject to conditions.
- Notification of appeal decision in respect of application decision reference 08/00270/FUL. Location: 24-30 and 36-46 and 53-75 Milford Road, 176, 178, 103 and 105 Hillcrest Road and land south of 21 Wingate Avenue, Yeovil, Somerset. Proposal: residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings. The appeal was dismissed.
- Notification of appeal decision in respect of application decision reference 08/00005/FUL. Location: land rear of 163 Larkhill Road, Yeovil, Somerset BA21 3HW. Proposal: Demolition of garages and 1 no. dwelling and the erection of 13 no. dwellings and alterations to access. The appeal was dismissed.

7/292 **COUNTY COUNCIL CONSULTATION**

Town and Country Planning Act 1990.

Deposit and soils to form mound alongside Hole 8, Newton Golf course at Yeovil Golf Club, Sherborne Road, Yeovil, Somerset BA21 5WB (Grid Ref: 357123-115809).

Planning Application Reference: 08/03958/CPO.

No objections.

Chairman