

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 12 September 2011**

(7.00pm to 8.00pm)

Present:

Clive Davis – Chairman
Martin Bailey
J Vincent Chainey
Philip Chandler
Andrew Kendall
Mike Lock
David Recardo
Manny Roper
Darren Shutler

Also Present:

Jacki Simmons - Assistant Town Clerk (Job Share)
Simon Fox - Planning Team Leader (SSDC)

8/59 **MINUTES**

The Minutes of the previous meeting held on 30 August 2011, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/60 **APOLOGIES FOR ABSENCE**

John Hann.

8/61 **DECLARATIONS OF INTEREST**

J Vincent Chainey, 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 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.

8/62 **PLANS LIST**

1. **Planning Application: 11/02924/FUL**

Site Address:	9 Chudleigh Mill Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Construction of balcony (GR 357084/116096)
Recommending Case Officer:	Anuska Gilbert

Target date :	19 th October 2011
Applicant :	Mr & Mrs RE F Round
Type :	Other Householder – not a Change of Use

RECOMMENDED APPROVAL

2. Planning Application: 11/03142/FUL

Site Address:	Land Adjoining 3 Everton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The continued use of No 3 Everton Road as a separate dwelling and the erection of a terrace of 4 No dwellings with associated car parking. (GR 355328/115725)
Recommending Case Officer:	Simon Fox
Target date :	13 th October 2011
Applicant :	JAF (Yeovil) Ltd
Type :	Minor dwellings 1-9 site less than 1ha

Simon Fox advised members that the previous application had been refused in 1997 because it had allowed for parking in front of the proposed houses.

Members discussed the impact the proposal to part render the buildings on the streetscene, the placing of bins for collection and the need for the parking to be protected.

RECOMMENDED REFUSAL on the grounds

that Councillors supported the principle of development but objected to the use of render which is not prevalent in the streetscene. A bin collection point should also be provided and the car spaces must be retained in perpetuity.

3. Planning Application: 11/03187/COU

Site Address:	48 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use from shop (Use Class A1) to restaurant/café (Use Class A3) (GR 355585/116144)
Recommending Case Officer:	Simon Fox
Target date :	12 th October 2011
Applicant :	Mr Edward Lambah-Stoate
Type :	Other Change of Use

Simon Fox advised members that the applicant had made an undertaking to relinquish the extant permission for No 46 to swap for No 48.

Objections had been received by SSDC concerning the number of cafes and restaurants already operating in Princes Street.

Members discussed the possible need for extraction plant, depending on the type of café or restaurant opened, especially in view of the fact that the building was listed.

RECOMMENDED APPROVAL on the condition

that the extant permission for a café use at No 46 (ref 08/03453/COU) is revoked. No 46 is also within the applicant's ownership. Without revocation the proposal would lead to a concentration of A3 uses that would harm the vitality and viability of Princes Street.

4. **Planning Application: 11/03199/LBC**

Site Address:	Manor Hotel Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of minor external alterations consisting of new signage and lighting (GR 355429/115858)
Recommending Case Officer:	Anuska Gilbert
Target date :	14 th October 2011
Applicant :	Greene King
Type :	Other LBC Alteration

RECOMMENDED APPROVAL

5. **Planning Application: 11/03339/S73**

Site Address:	Land Rear of 19 Highfield Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Application to remove condition No 07 of planning permission 07/03773/FUL to construct the building to the height as already built (Retrospective Application) (GR 356058/116625)
Recommending Case Officer:	Andy Cato
Target date :	14 th October 2011
Applicant :	Mr S Mak
Type :	Minor dwellings 1 – 9 site less than 1ha

Members viewed recent photographs of the property and noted that the new building was very close to the neighbouring property, hence the original restriction on height.

RECOMMENDED REFUSAL on the grounds

that the proposal, by reason of its extra height causes demonstrable harm to the streetscene, whilst increasing the potential for the overlooking of neighbouring properties.

6. **Planning Application: 11/03358/FUL**

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The relocation of sterile services department support platform to accommodate mechanical and electrical plant and equipment (GR 355505/116348)

Recommending Case Officer:	Simon Fox
Target date :	12 th October 2011
Applicant :	Yeovil District Hospital
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

Councillors wished to be assured that no noise nuisance was created from the plant and equipment.

7. Planning Application: 11/03375/FUL

Site Address:	4 Burroughes Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of an extension comprising garage with proposed loft room and erection of conservatory (GR 354280/116671)
Recommending Case Officer:	
Target date :	17 th October 2011
Applicant :	Mr Ken Bazely
Type :	Other householder – not a Change of Use

RECOMMENDED APPROVAL

8/63 REPORT TABLE

Application No: 11/03196/ADV

Location: Manor Hotel, Hendford Yeovil

Proposal: The display of 1 No. externally illuminated post mounted sign and 9 no non illuminated signs.

RECOMMENDED APPROVAL

8/64 WEST DORSET DISTRICT COUNCIL PLANNING CONSULTATION EVENT

John Vincent Chainey, Philip Chandler and Mike Lock all expressed an interest in attending this event on Wednesday 28 September in Sherborne. It was agreed that they would contact the Assistant Town Clerk to advise her which session they wished to attend.

8/65 PLANNING DECISIONS

RESOLVED

that the planning decisions be noted.

8/66 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that the following Notices had been received:

Notice of Confirmation of a Tree Preservation Order (Yeovil No. 5), T1 (Cedar, North Western corner of church yard associated with St Michael's Church, St

Michael's Avenue, Yeovil, BA21 4LH); T2 (Western Red Cedar, Approximately 14 metres south of T1); T3 (Copper Beech, Approximately 9.5 metres south of T2); T4 (Yew, Approximately 8 metres south of T3).

Notice of Confirmation of a Tree Preservation Order (Yeovil No. 2), T1 (Copper Beech, to the south west corner of Turners Barn Lane; T2 (Judas Tree, to the south east corner [boundary] of 14 Turners Barn Lane); T3 (Oak, to the south west corner [boundary] of 12 Turners Barn Lane.

Determination of Application for Planning Permission (Full) 11/00020/FUL)
Applicant: Executors of Mr Sparks c/o Battens Solicitors
Description: Application for a new planning permission to replace extant permission 07/04381/FUL dated 11/1/2008 for the demolition of existing pub and outbuilding and erection of a 2 and half storey building comprising 13 no two-bedroomed flats (GR356084/117033)
Location: Milford Inn 85 Milford Road Yeovil Somerset BA21 4QJ
Permission granted subject to conditions.

Application No: 11/02401/R3D
Proposal: Alterations and the change of use of building from office (Use Class B1) to children's nursery (Use Class D1) (GR353405/116235)
Location: Former South Somerset District Council Careline Services, Houndstone Close, Yeovil, BA21 3RL
Application considered by the Council's Area Committee on Wednesday 7 September.

Determination of Application for Outline Planning Permission
Application No: 11/02139/OUT Date Valid 31 May 2011
Applicant: Firstcourt Accommodation Ltd
Description: Outline Application for the erection of 4 No bungalows (GR355579/117412)
Location: Land to rear of 120 to 124 Mudford Road Yeovil BA21 4PQ
Permission refused.

RESOLVED

that the correspondence be noted.

8/67 FINANCIAL STATEMENT FOR PERIOD JUNE 2011 TO JULY 2011

RESOLVED

that the Financial Statement be noted.

Chairman