

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 14 March 2016**.

(7.00pm to 8:50pm)

Present:

Pauline Lock – Chairman	Mike Lock
Phil Chandler	Graham Oakes (from 7:08pm)
Joe Conway	Evie Potts-Jones
Gail Freeman-Bell	Wes Read
Kaysar Hussain	Manny Roper
Andrew Kendall	Darren Shutler
	Rob Stickland

Also Present:

Helen Ferdinand – Deputy Town Clerk (Job Share)
Jennie Roberts – Planning Officer (SSDC)

9/96 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr K Castle – work commitment, Cllr T Ledlie – conflicting engagement, Cllr T Lock – holiday, Cllr S Lowery – conflicting engagement, and Cllr A Smith – conflicting engagement.

Resolved: To accept the apologies with the reasons given.

9/97 **DECLARATIONS OF INTEREST**

Cllrs Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith, and Rob Stickland are members of South Somerset District Council and 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.

Rob Stickland and Phil Chandler declared a personal interest in planning application 16/00029/FUL as they are both representatives on the Newtown Tenants and Residents Association Management Committee.

9/98 **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 15 February 2016.

Resolved: That the minutes of the meeting of Planning & Licensing Committee held on 15 February 2016 be signed by the Chairman as a correct record.

1. **Planning Application: 16/00029/FUL**

Site Address:	46/46A Mount Pleasant Yeovil Somerset
Ward :	Yeovil (East) Parishward: New Town
Proposal :	The erection of 7 No. flats, 6 covered car parking spaces, bin and bike store (GR 356233/116487)
Recommending Case Officer:	Area South Team
Target date :	11th March 2016
Applicant :	Mrs Jo Fuller
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND NO OBJECTION IN PRINCIPLE subject to the design being amended to be more sympathetic to the surrounding area, as per the previous approved application.

2. **Planning Application: 16/00275/FUL**

Site Address:	52 Plantagenet Chase Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	Alterations and the erection of a two storey side extension including integral garage (GR 353931/114793)
Recommending Case Officer:	Jane Green
Target date :	5th April 2016
Applicant :	Mr Christopher Westlake
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

3. **Planning Application: 16/00481/FUL**

Site Address:	108 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West) Parishward: West
Proposal :	Change of use of land and concrete surfacing to form vehicle hardstanding (part retrospective) (GR 354059/116852)
Recommending Case Officer:	Jane Green
Target date :	14th April 2016
Applicant :	Mr L Gibbs
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND REFUSAL on the grounds that the proposal is detrimental to the street scene.

4. **Planning Application: 16/00605/FUL**

Site Address:	142 Milford Road Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Milford
Proposal :	The erection of a new dwelling (GR 355802/116935)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	11th April 2016
Applicant :	Mr Jason Rodber
Type : 06	Minor Dwellings 1-9 site less than 1ha

Evie Potts-Jones declared a personal interest as her son attends cadets adjacent to the application site and abstained from voting on the application.

RECOMMEND APPROVAL

5. **Planning Application: 16/00642/FUL**

Site Address:	94 - 98 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East) Parishward: Newtown
Proposal :	The erection of 2 dwellings with associated access and parking (GR 356369/116250)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	13th April 2016
Applicant :	Mr Gary Britton
Type : 06	Minor Dwellings 1-9 site less than 1ha

*At 7.57pm Cllr Wes Read left the meeting during the discussion of this item.
At 8.00pm Cllr Wes Read returned to the meeting.*

RECOMMEND APPROVAL subject to the Highway Authority's support.

6. **Planning Application: 16/00683/FUL**

Site Address:	The Knoll Nursing Home 33 Preston Road Yeovil
Ward :	Yeovil (West) Parishward: Park
Proposal :	Alterations and the erection of extension and alterations to existing access (GR 355040/116432)
Recommending	Andrew Collins

Case Officer:	
Target date :	14th April 2016
Applicant :	The Knoll Care Home Ltd
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL, but request that consideration be given to re-using the stone from the demolished wall for the new wall.

7. **Planning Application: 16/00702/FUL**

Site Address:	19 West Park Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	Demolish an existing garage and erection a two storey side extension and new single storey garage, including additional hardstanding for parking (revised application)
Recommending Case Officer:	Jane Green
Target date :	26th April 2016
Applicant :	Minster Architecture
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

8. **Planning Application: 16/00710/FUL**

Site Address:	13 Chestnut Drive Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	The erection of a single storey extension to dwelling (GR 354619/115118)
Recommending Case Officer:	Jacqui Churchill
Target date :	7th April 2016
Applicant :	Mr G J Witcombe And Miss J Knapman
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

9. **Planning Application: 16/00711/LBC**

Site Address:	The Abbey Preston Road Yeovil
Ward :	Yeovil (South) Parishward: Preston
Proposal :	The insertion of 2 No. conservation rooflights on east elevation of offices (GR 353663/116240)
Recommending	Jane Green

Case Officer:	
Target date :	8th April 2016
Applicant :	Abbey Manor Group Ltd
Type : 15	Other LBC Alteration

RECOMMEND APPROVAL

10. **Planning Application: 16/00727/S73**

Site Address:	8/10 Church Street Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	Application to remove planning condition (consumption of food off premises and opening hours) of approval 921988
Recommending Case Officer:	Andrew Collins
Target date :	18th April 2016
Applicant :	Mr Gareth Witt
Type : 12	Other Change Of Use

Evie Potts-Jones declared a personal interest as the applicant is a friend and abstained from voting on the application.

RECOMMEND APPROVAL

11. **Planning Application: 16/00805/FUL**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South) Parishward: Preston
Proposal :	The construction of a canopy for home shopping van loading canopy
Recommending Case Officer:	Andrew Collins
Target date :	25th April 2016
Applicant :	Deloitte
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

12. **Planning Application: 16/00895/LBC**

Site Address:	Batten And Co Stores Church House Church Street
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The carrying out of structural repairs to building
Recommending Case Officer:	Jacqui Churchill
Target date :	26th April 2016

Applicant :	Mr David Batten
Type : 15	Other LBC Alteration

Cllrs Pauline Lock, Mike Lock, Graham Oakes, Phil Chandler, Kaysar Hussain, Andrew Kendal, Evie Potts-Jones, Wes Read, Manny Roper, Darren Shutler, Rob Stickland all declared a personal interest when it became apparent that the application site was adjacent to the Liberal Democrats Party office and all abstained from voting on the application.

RECOMMEND APPROVAL

9/100 **REPORT TABLE**

16/00555/ADV – Marks and Spencer, 5 Middle Street, Yeovil

16/00749/ADV – Vodophone, Vicarage Walk, Yeovil

Resolved: that the above applications be noted.

9/101 **PLANNING DECISIONS**

Attention was drawn to application 15/05056/COU – the change of use of premises from a hotel/guest house to larger HMO at 189 Sherborne Road, Yeovil – where the application had been permitted contrary to the recommendation of the Town Council.

Resolved: that the decisions be noted.

9/102 **TOWN & COUNTRY PLANNING ACT 1990 – SECTION 78**

APPEAL IN RESPECT OF APPLICATION DECISION REFERENCE:

15/01630/COU

PLANNING INSPECTORATE APPEAL REFERENCE-

APP/R3325/W/15/3132646

APPEAL STARTING DATE – 9 September 2015

APPEAL BY – Mrs J Fuller

APPEAL TYPE: Written Representation

Proposal: The change of use of premises from a dwelling/bed & breakfast to a hostel (GR355325/116417)

Location: The Old Courthouse 20 Kingston Yeovil Somerset BA20 2QL

Resolved: 1) to note the decision; 2) seek clarification from SSDC in respect of condition 3 attached to the planning permission by the Planning Inspector; and 3) that the appeal decision letter be circulated to all Members.

9/103 **FINANCIAL STATEMENT – DECEMBER 2015 / JANUARY 2016**

RESOLVED to note the financial statement for December 2015 /January 2016.

9/104 **PLANNING AND LICENSING AGENDA POST 31 MARCH 2016**

At 8.35pm Kaysar Hussain let the meeting and did not return

An example of the plans list to be included on future Planning Committee Agendas had been provided for consideration. During the following discussion issues were raised concerning the information to be provided and the means to display the information during the meeting.

RESOLVED: 1) to rename the Committee as the 'Planning Committee'; 2) that a meeting be arranged between the Chair and Vice Chair and the Town Clerk; and 3) that the wi-fi password be circulated to all Members.

Chairman