

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 15 February 2016**.

(7.00pm to 8:15pm)

Present:

Pauline Lock – Chairman	Mike Lock
Kris Castle	Graham Oakes (from 7:08pm)
Phil Chandler	Evie Potts-Jones
Joe Conway	Manny Roper
Gail Freeman-Bell	Darren Shutler
Andrew Kendall	Alan Smith
Terry Ledlie	Rob Stickland

Also Present:

Helen Ferdinand – Deputy Town Clerk (Job Share)
Simon Fox – Area Lead Planning Officer (SSDC)

There was 1 member of the public and no members of the press present.

9/87 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr W Read – work commitment, Cllr S Lowery – holiday, Cllr T Lock – conflicting meeting, and Cllr K Hussain – detained at work.

Resolved: To accept the apologies with the reasons given.

9/88 **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.

No other declarations were made at this time.

9/89 **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 18 January 2016.

Resolved: That the minutes of the meeting of Planning & Licensing Committee held on 18 January 2016 be signed by the Chairman as a correct record.

1. **Planning Application: 15/05385/FUL**

Site Address:	14 Lower Turners Barn Lane Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	The demolition of an existing double garage and the erection of a two storey extension with internal double garage (GR 54731/114474)
Recommending Case Officer:	Jacqui Churchill
Target date :	14th March 2016
Applicant :	Mrs Helen Southern
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

At 7.08pm Cllr Graham Oakes arrived after the discussion of this item.

2. **Planning Application: 15/05613/FUL**

Site Address:	50 The Avenue Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The erection of a single storey rear infill extension (GR355748/116445)
Recommending Case Officer:	Jane Green
Target date :	11th March 2016
Applicant :	Mrs Rachel Crowe
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL3. **Planning Application: 15/05753/FUL**

Site Address:	143 Preston Grove Yeovil Somerset
Ward :	Yeovil (South) Parishward: Preston
Proposal :	The erection of a replacement garage (GR 354286/116234)
Recommending Case Officer:	Jane Green
Target date :	28th March 2016
Applicant :	Mr George Crate
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

4. **Planning Application: 16/00031/FUL**

Site Address:	Sherborne House 131 Sherborne Road Yeovil
Ward :	Yeovil (East) Parishward: Newtown
Proposal :	The erection of a single storey link extension and ancillary works (GR 356499/116355)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	4th March 2016
Applicant :	Altogether Care LLP
Type : 10	Minor Other less than 1,000 sq.m or 1ha

Cllrs Pauline and Mike Lock declared a personal interest in this item as they have visited the care home in their role as Mayor and Mayoress.

RECOMMEND APPROVAL

5. **Planning Application: 16/00106/FUL**

Site Address:	Old Sarum House 49-51 Princes Street Yeovil
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The erection of a gantry to rear of building (Retrospective) (GR 35555/116112)
Recommending Case Officer:	Jacqui Churchill
Target date :	14th March 2016
Applicant :	Prezzo Plc
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

6. **Planning Application: 16/00114/FUL**

Site Address:	Telford House Clarence Street Yeovil
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The installation of replacement windows on the north, south and east elevations of building (GR 355478/116122)
Recommending Case Officer:	Andrew Collins
Target date :	9th March 2016
Applicant :	Porter Dodson Solicitors
Type : 07	Minor Offices less thn 1,000 sq.m or 1ha

Cllrs Pauline and Mike Lock declared a personal interest in this item as they know the applicant.

RECOMMEND APPROVAL

7. **Planning Application: 16/00146/FUL**

Site Address:	10 White Mead Yeovil Somerset
Ward :	Yeovil (West) Parishward: Whitemead
Proposal :	The erection of a two storey side extension to dwellinghouse and the provision of an additional parking space at front of dwelling (GR 353484/116572)
Recommending Case Officer:	Jane Green
Target date :	4th March 2016
Applicant :	Mr And Mrs W D Pitman
Type : 13	Other Householder - not a Change of Use

Cllr Terry Ledlie declared a personal interest in this item as he might work with the applicant.

RECOMMEND APPROVAL

8. **Planning Application: 16/00193/COU**

Site Address:	30 The Park Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	The change of use of premises from a headteacher's house (Use Class C3) to a nursery (Use Class D1) (Retrospective) (GR 355372/116223)
Recommending Case Officer:	Jane Green
Target date :	14th March 2016
Applicant :	The Park School
Type : 12	Other Change Of Use

The agent Mr Martin Wilde provided clarification of the matters raised in the report in respect of parking, numbers of staff and children, and the location of outside play.

RECOMMEND APPROVAL

9. **Planning Application: 16/00255/FUL**

Site Address:	Glovers Court Seaton Road Yeovil
Ward :	Yeovil (South) Parishward: South
Proposal :	The installation of replacement windows (GR 354995/115715)
Recommending Case Officer:	Jane Green
Target date :	22nd March 2016
Applicant :	Knightstone Housing Association

Type : 10	Minor Other less than 1,000 sq.m or 1ha
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RECOMMEND APPROVAL

10. **Planning Application: 16/00278/FUL**

Site Address:	32 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	The installation of 11 No. replacement windows and front door (revised application) (GR 354924/116196)
Recommending Case Officer:	Jane Green
Target date :	22nd March 2016
Applicant :	Mr C Davey
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

11. **Planning Application: 16/00302/FUL**

Site Address:	39 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	The installation of 9 No. replacement windows to front and south side of dwellinghouse (GR 354847/116343)
Recommending Case Officer:	Jacqui Churchill
Target date :	16th March 2016
Applicant :	Mrs L Thomas
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

12. **Planning Application: 16/00325/FUL**

Site Address:	Somerset Fire Brigade Reckleford Yeovil
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The installation of a 10,000 litre fuel tank with associated works (GR 356002/116158)
Recommending Case Officer:	Jacqui Churchill
Target date :	29th March 2016
Applicant :	The Premier Group
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL subject to smell/vapour concerns being addressed.

13. **Planning Application: 16/00397/FUL**

Site Address:	31 Higher Kingston Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 355440/116429)
Recommending Case Officer:	Jane Green
Target date :	23rd March 2016
Applicant :	Miss Sophie Pierre
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

14. **Planning Application: 16/00401/FUL**

Site Address:	29 Higher Kingston Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The erection of two storey and single storey rear extensions to dwellinghouse (GR 355436/116429)
Recommending Case Officer:	Jane Green
Target date :	23rd March 2016
Applicant :	Mr John Horrocks
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

15. **Planning Application: 16/00520/FUL**

Site Address:	82 Preston Road Yeovil Somerset
Ward :	Yeovil (South) Parishward: West
Proposal :	The erection of a car port (GR 354311/116427)
Recommending Case Officer:	Jane Green
Target date :	1st April 2016
Applicant :	Mr Collins
Type : 13	Other Householder - not a Change of Use

RECOMMEND REFUSAL on the grounds that the proposal would have an adverse impact on the streetscene

9/91 **REPORT TABLE**

15/05205/ADV – 30 The Park (retrospective)

Resolved: to recommend a split decision where all signs are granted consent except the post-mounted signs which are unnecessary and could cause a distraction to road users on Reckleford.

16/00007/ADV – Whitehouse, 114 Hendford Hill

Cllr Evie Potts-Jones declared a personal interest as she is related to the owner of one of the businesses within the property.

Resolved: that the above application be noted.

9/92 **PLANNING DECISIONS**

Attention was drawn to application 15/05548/FUL – the erection of a pharmacy at 48 West Coker Road – where it was incorrectly shown on the agenda that it had been approved. The application had been withdrawn.

Resolved: that the decisions be noted.

9/93 **PLANNING APPLICATION CONSULTATION (NEIGHBOURING PARISH)**

Application Number: 16/00365/FUL

Proposal: The erection of a first floor extension over existing garage (GR 353610/116686)

Location: 29 Horton Close Brympton Yeovil Somerset BA21 3TS

Resolved: that the application be noted

9/94 **TREE PRESERVATION ORDER**

SOUTH SOMERSET DISTRICT (YEOVIL NO.1) TREE PRESERVATION ORDER 2016

Resolved: to note that a provisional Tree Preservation Order had been issued to cover several trees in the St Andrews Road / Preston Road area of Yeovil.

9/95 **TREE PRESERVATION ORDER**

SOUTH SOMERSET DISTRICT (YEOVIL NO.2) TREE PRESERVATION ORDER 2016

Resolved: to note that a provisional Tree Preservation Order had been issued to cover several trees at Preston Park House, Preston Road, Yeovil.