

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 18 January 2016**.

(6.00pm to 8:17pm)

### **Present:**

Pauline Lock – Chairman	Sarah Lowery
Phil Chandler (from 6:15pm)	Graham Oakes (from 6:08pm)
Joe Conway (from 6:50pm)	Wes Read
Gail Freeman-Bell	Manny Roper
Kaysar Hussain	Darren Shutler
Terry Ledlie	Alan Smith
Mike Lock (from 6:04pm)	Rob Stickland
Tony Lock	

### **Also Present:**

Amanda Card – Town Clerk  
Andrew Collins – Area Lead Planning Officer (SSDC)

There were 15 members of the public and no members of the press present.

### 9/78 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr A Kendall – holiday, Cllr E Potts-Jones – ill and Cllr D Shutler – work commitments.

**Resolved:** To accept the apologies with the reasons given.

### 9/79 **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.

Cllr Freeman-Bell stated that she was a close neighbour of Plan List 15 (16/00079/FUL) on item 9/81.

### 9/80 **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 14 December 2015.

**Resolved:** That the minutes of the meeting of Planning & Licensing Committee held on 14 December 2015 be signed by the Chairman as a correct record.

9/81 **PLANS LIST**

**1. Planning Application: 15/05226/FUL**

Site Address:	114 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East) Parishward: East
Proposal :	The formation of a vehicular access/hardstanding (GR 356445/116828)
Recommending Case Officer:	Jane Green
Target date :	8th February 2016
Applicant :	Mr Simon Hodder
Type : 13	Other Householder - not a Change of Use

Mr Hodder, applicant, and his agent spoke in support of the planning application.

*At 6:04pm Cllr Mike Lock arrived during the discussion of this item.*

*At 6:08pm Cllr Graham Oakes arrived during the discussion of this item and took his seat as Vice-Chair, replacing Cllr Wes Read who had stood in as Vice-Chair.*

*At 6.15pm Cllr Phil Chandler arrived during the discussion of this meeting.*

**RECOMMEND APPROVAL** subject to condition that materials were to be more uniform to existing properties due to impact upon area.

**2. Planning Application: 15/05228/FUL**

Site Address:	St Michaels Vicarage 52 St Michaels Avenue Yeovil
Ward :	Yeovil (East) Parishward: East
Proposal :	The erection of a porch and alterations to fenestration (GR 356578/116655)
Case Officer:	Simon Fox
Target date :	12th January 2016
Applicant :	Mr F Falbo
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

**3. Planning Application: 15/05275/FUL**

Site Address:	48 Princes Street Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The carrying out of internal and external alterations (GR 355585/116144)
Recommending Case Officer:	Jane Green
Target date :	27th January 2016

Applicant :	Prime Burger Company Ltd
Type : 15	Other LBC Alteration

*At 6:04pm Cllr Tony Lock left the meeting during the discussion of this item.*

*At 6:08pm Cllr Tony Lock returned to the meeting.*

**RECOMMEND APPROVAL** subject to being able to address Environmental Protection Unit and the case officers concerns.

**4. Planning Application: 15/05333/FUL**

Site Address:	Westfield Academy Stiby Road Yeovil
Ward :	Yeovil (West) Parishward: West
Proposal :	Installation of 961 No. solar PV panels (maximum 250 kW) to roof slopes (Part Retrospective) (GR 354392/116734)
Recommending Case Officer:	Jane Green
Target date :	1st February 2016
Applicant :	Mr Jim Kenney
Type : 10	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**5. Planning Application: 15/05352/FUL**

Site Address:	10 St James Close Yeovil Somerset
Ward :	Yeovil (South) Parishward: Preston
Proposal :	The erection of a single storey front extension to dwellinghouse (GR 353536/116259)
Recommending Case Officer:	Jacqui Churchill
Target date :	28th January 2016
Applicant :	Mrs Sylvia Sturgeon
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

**6. Planning Application: 15/05410/FUL**

Site Address:	Yeo Leisure Park Old Station Way
Ward :	Yeovil (Central) Parishward: Central
Proposal :	Alterations and the subdivision of existing bowling alley (Use Class D2) to create restaurant Unit (Use Class A3) with associated outdoor seating area, and new landscaping in public open realm (GR 356219/115854)

Case Officer:	Simon Fox
Target date :	11th February 2016
Applicant :	Legal And General Fund Trustee Ltd And Legal And General
Type : 10	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**7. Planning Application: 15/05420/FUL**

Site Address:	Units 2 And 3 Old Station Way Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The change of use from retail (Use Class A1) to physiotherapy/sport injury practice (Use Class D1) (GR 356110/115802)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	11th February 2016
Applicant :	Mr Simon Baker
Type : 12	Other Change Of Use

**RECOMMEND APPROVAL**

**8. Planning Application: 15/05526/FUL**

Site Address:	44 Westland Road Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	The erection of a two storey rear extension to dwellinghouse (GR 354819/115752)
Recommending Case Officer:	Jacqui Churchill
Target date :	29th January 2016
Applicant :	Mr And Mrs D D Meek
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL** subject to assessing light impact upon neighbouring property.

**9. Planning Application: 15/05548/FUL**

Site Address:	48 West Coker Road Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	The erection of a pharmacy (GR 354529/114748)
Recommending Case Officer:	Andrew Collins
Target date :	15th February 2016

Applicant :	Mr Max Punni
Type : 10	Minor Other less than 1,000 sq.m or 1ha

*At 6:50pm Cllr Joe Conway arrived during the discussion of this item stating that he had been caught up at work.*

Mr R Fraser, Mr P Jean, Ms W Hunt (all occupants from neighbouring properties) and Ms V Muir (speaking on behalf of the occupant from a neighbouring property) voiced their objections for the application. Mr J Fox (an agent for the applicant) spoke about his support for the application.

**RECOMMEND REFUSAL** for the following reasons: an adverse impact upon residential and visual amenity; the wrong location of the building on the site; highways impact - level of parking provision; traffic conflicts in and out the site; lack of consideration of large vehicles loading / unloading; insufficient disabled parking; and additional noise and light pollution.

**10. Planning Application: 15/05553/OUT**

Site Address:	22 Ashford Grove Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Milford
Proposal :	Outline application for the erection of 2 No. dwellings (GR 355635/117476)
Recommending Case Officer:	Andrew Collins
Target date :	8th February 2016
Applicant :	Mr Philip Barton
Type : 06	Minor Dwellings 1-9 site less than 1ha

*At 7:28pm Cllr Terry Ledlie left the meeting during the discussion of this item.  
At 7:30pm Cllr Terry Ledlie returned to the meeting.*

**RECOMMEND APPROVAL**

**11. Planning Application: 15/05747/FUL**

Site Address:	11 Plantagenet Park Yeovil Somerset
Ward :	Yeovil (South) Parishward: South
Proposal :	The erection of a replacement conservatory to the rear of dwelling (GR 354182/115112)
Recommending Case Officer:	Jane Green
Target date :	16th February 2016
Applicant :	Mr Harris
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

**12. Planning Application: 16/00046/COU**

Site Address:	23 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	The change of use of premises from a residential care home to a single dwelling (GR 354882/116247)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	18th February 2016
Applicant :	Mr K Lambert
Type : 12	Other Change Of Use

*At 7:42pm Cllr Terry Ledlie left the meeting during the discussion of this item.  
At 7:43pm Cllr Terry Ledlie returned to the meeting.*

**RECOMMEND APPROVAL** subject to drainage details.

**13. Planning Application: 16/00060/FUL**

Site Address:	41 Preston Road Yeovil Somerset
Ward :	Yeovil (West) Parishward: Park
Proposal :	The erection of a single storey front extension to dwellinghouse (GR 354945/116449)
Recommending Case Officer:	Jacqui Churchill
Target date :	1st March 2016
Applicant :	Mr And Mrs Axe
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

**14. Planning Application: 16/00077/FUL**

Site Address:	First Steps Nursery 148 Hendford Hill Yeovil
Ward :	Yeovil (South) Parishward: South
Proposal :	The extension of car park, formation of retaining walls, landscaping and engineering works (part retrospective) (GR 354927/115074)
Recommending Case Officer:	Andrew Collins
Target date :	2nd March 2016
Applicant :	Mrs H Norris
Type : 10	Minor Other less than 1,000 sq.m or 1ha

Mr R Akerman (from the neighbouring) gave his objections for the application regarding the impact on the conservation area and the impact on his privacy.

**RECOMMEND REFUSAL** on the grounds it fails to preserve the conservation area and the impact upon the residential amenity from overlooking from parking area and car lights shining in neighbouring property.

15. **Planning Application: 16/00079/FUL**

Site Address:	105 Preston Road Yeovil Somerset
Ward :	Yeovil (South) Parishward: Preston
Proposal :	The erection of a two storey side extension to dwellinghouse (GR 354296/116380)
Recommending Case Officer:	Jacqui Churchill
Target date :	2nd March 2016
Applicant :	Mr & Mrs R Trowbridge
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

9/82 **REPORT TABLE**

15/05499/LBC - 48 Princes Street  
15/05628/ADV - 48 Princes Street  
16/00061/LBC - 48 Princes Street  
15/04821/ADV - Rowcliffes, Summer House Terrace  
16/00030/ADV - Santander, 17 Vicarage Street

**Resolved:** that all the above applications be noted.

9/83 **PLANNING DECISIONS**

**Resolved:** that the decisions be noted.

9/84 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

**Application Number:** 15/05470/TPO

**Applicant:** Mr John Alexander

**Proposal:** Application to carry out tree surgery works to T.1 and T.2 of the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2003 (GR 355326/117203)

**Location:** Park House Mudford Road Yeovil Somerset BA21 4AF

**Resolved:** that the Tree Preservation Order be noted.

9/85 **NOTIFICATION OF APPEAL DECISION**

**Appeal in respect of Application Decision Reference:** 15/00672/FUL  
**Planning Inspectorate Appeal Reference –** APP/R3325/W/15/3049290  
**Appeal Starting Date –** 10 September 2015  
**Appeal By –** Chamba Developments  
**Appeal Type:** Written Representation

**Proposal:** The erection of 2 No. dwelling houses with associated access and parking (Revised Application) (GR356369/116250)

**Location:** 94-98 Sherborne Road Yeovil Somerset BA21 4HN

Dismissed on the grounds of Highway Safety

**Resolved:** to note the appeal decision.

9/86 **FINANCIAL STATEMENT – OCTOBER/NOVEMBER 2015**

**Resolved:** to consider the financial statement for the period 1 October 2015 to 30 November 2015

Chairman