

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 13 April 2015**

(7.00pm to 7.20pm)

Present:

Darren Shutler – Chairman
Philip Chandler – Vice Chairman
Kris Castle
John Clark
Dave Dollard
Andrew Kendall
Mike Lock
Manny Roper

Also Present:

Helen Ferdinand – Assistant Town Clerk (Job Share)
Jane Green – Planning Assistant (SSDC)

8/713 **MINUTES**

The Minutes of the previous meeting held on 30 March 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/714 **APOLOGIES FOR ABSENCE**

No apologies for absence had been received.

8/715 **DECLARATIONS OF INTEREST**

Andrew Kendall referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

8/716 **PLANS LIST**

1. **Planning Application: 15/01336/FUL**

Site Address:	Hendford Lodge Surgery, 74 Hendford, Yeovil
Ward :	Yeovil (Central)
Proposal :	The Erection of a building to house retail pharmacy and a canopy to link to main building (GR 355295/115593)
Recommending Case Officer:	Jennie Roberts

Target date :	20 May 2015
Applicant :	Hendford Lodge Medical Centre
Type : 10	Minor Other less than 1,000 sq.m or 1 ha

The Planning Assistant informed the Committee that the Highways Authority had referred to their standing advice, and that the SSDC Highways Consultant thought that the proposal was appropriate for the location. She also confirmed that no objections had been raised by the County Archaeologist and the Conservation Officer.

During the following discussion members raised the issue of parking and it was confirmed that there would be no loss of parking, and that the new building is to facilitate the replacement of the adjacent pharmacy.

RECOMMEND APPROVAL

2. **Planning Application: 15/01471/FUL**

Site Address:	91 West Coker Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension and re-roof complete dwelling. (GR 354264/114553)
Recommending Case Officer:	Jacqui Churchill
Target date :	19 May 2015
Applicant :	Mrs P J Cave
Type : 13	Other Householder – not a Change of Use

The Planning Assistant informed the Committee that the Highways Authority had referred to their standing advice, and that the SSDC Highways Consultant had raised no objections.

RECOMMEND APPROVAL

3. **Planning Application: 15/00950/LBC**

Site Address:	Nine Springs Natural Health Centre, 70 Hendford, Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations including the erection of an internal partition wall and alterations to archway and the erection of handrails to front door (implemented). (GR 355341/115626)
Recommending Case Officer:	Jacqui Churchill
Target date :	13 May 2015
Applicant :	Nine Springs Natural Health Centre
Type : 15	Other LBC Alteration

The Planning Assistant advised that the works had originally been the subject of pre-application discussions with the Conservation Officer, and no objections had been raised.

Jane Robson of the Nine Springs Natural Health Centre outlined the reasons for installing the railings, which formed part of the application.

RECOMMEND APPROVAL

4. **Planning Application: 15/01263/FUL**

Site Address:	132 Hendford Hill, Yeovil
Ward :	Yeovil (South)
Proposal :	The carrying out of restoration/re-painting of front door, roof soffits and fascia boards, rain water goods and windows. (GR 355013/115176)
Recommending Case Officer:	Jane Green
Target date :	12 May 2015
Applicant :	Mr Christopher Watt
Type : 13	Other Householder – not Change of Use

The Planning Assistant advised that planning permission was required because there was an Article 4 Direction in place which withdrew certain permitted development rights. Both the Highway Authority and the Conservation Officer had raised no objections.

Mr Chris Watt, applicant, said he was happy to address any concerns raised by members.

RECOMMEND APPROVAL

8/717 **PLANNING DECISIONS**

The Assistant Town Clerk informed the Committee that a letter had been received from South Somerset District Council in respect of application 15/00353/FUL (listed on the agenda) for the erection of 3 flats over garages on land at the Former Seatons Garage Site, West Hendford, where the final decision had been different from the Town Council's recommendation. A copy of the letter is available from the Assistant Town Clerk on request.

RESOLVED

that the Planning Decisions be noted.

8/718 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received from South Somerset District Council regarding retrospective application 15/00054/FUL for the installation of replacement windows and door at 32 Grove Avenue, Yeovil. The application had been refused contrary to the recommendation of the Town Council. The Planning Assistant confirmed that the works carried out would now be subject to enforcement action.

The Assistant Town Clerk advised members of an appeal decision that had been received. Outline application 14/03904/OUT for the erection of a pair of semi-detached houses and alterations to the existing access drive at 24 Ashford Grove, Yeovil had been allowed on appeal. Copies of the letters are available from the Assistant Town Clerk on request.

RESOLVED

that the correspondence be noted.

Chairman

HF
16/04/15