

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 27 April 2015**

(7.00pm to 8.00 pm)

Present:

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

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Simon Fox – Planning Area Lead Officer (SSDC)

8/719 **MINUTES**

The Minutes of the previous meeting held on 13 April 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/720 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from John Clark.

8/721 **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.

8/722 **PLANS LIST**

1. **Planning Application: 15/00554/FUL**

Site Address:	118 Hillcrest Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, the erection of a two storey rear extension and a front entrance porch canopy (GR 356232/116970)
Recommending Case Officer:	Jane Green
Target date :	2nd June 2015

Applicant :	Mr Jason Hodkinson
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer confirmed that there was an error in the first paragraph of the report which described the extension as a two storey dwellinghouse, instead of a two storey extension to the dwellinghouse, but that the description in the proposal heading was correct.

The Planning Area Lead Officer informed the Committee that a plan had been received detailing the two car parking spaces.

RECOMMEND APPROVAL

2. **Planning Application: 15/01200/FUL**

Site Address:	17 Holly Tree Walk Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of an attached dwelling. (GR 354500/115136)
Recommending Case Officer:	Andrew Collins
Target date :	28th May 2015
Applicant :	Mr And Mrs R Lewis
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Area Lead Officer informed the Committee that the Highways Authority had referred to their standing advice which related in this instance to parking, and that the SSDC Highways Consultant had observed that there was no inclusion of off road parking within the proposals which should be a consideration; and suggested that sheltered and secure cycle storage should be included. It was reported that the SSDC Highways Consultant also referred to a development at no. 33 Holly Tree Walk, and suggested that there may be a precedent set.

The Planning Area Lead Officer informed the Committee that three letters of objection had been received raising a number of concerns: that a fence had recently been erected around the parcel of land forming the proposed site; that the proposed dwelling would extend beyond the existing building line; that parking would become increasingly difficult; that there is no vehicular access to the site so construction traffic would need to drive along the less suitable pavements and that this could lead to damage to underground services. It was also stated that parking had already been exacerbated in the area as the occupant of no. 17 once rented a garage but now parked in the parking area, and that visibility for vehicles emerging from the access road was already difficult due to the number of vehicles parking in the area. It was further stated that all previous extensions in Holly Tree Walk have been to increase the size of existing homes and that concerns included construction noise and dust and increased demand on services.

Mr Bradley, objector, stated that he was speaking on behalf of all residents of Holly Tree Walk including a family living in close proximity to the proposed site. He concurred with the objections raised in the letters and added that he was concerned that the tons of soil which would need to be excavated from

the site would have to be transported across the pathways which are not suitable for the weight of construction traffic and have services beneath them which may be damaged and require repair at the expense of the residents. With regard to parking, he added that there were only seven parking spaces for 12 properties. Mr Bradley added that residents remember a pond in the area and due to the presence of residual water courses, properties 19 and 21 (adjacent to the site) still have boggy gardens despite all the recent sunshine and dry weather. Finally he stated that there was a storm drain on the proposed site.

Mr Bird, objector, agreed with all the concerns outlined by Mr Bradley.

During the ensuing discussion, concern was raised regarding the presence of the water course and the potential that the removal of the parcel of natural area, which is allegedly acting as a soakaway/sponge for the run off of rainwater, would exacerbate existing surface water problems. Concern was also raised regarding the aesthetic impact that the loss of the parcel of land would have on the purposefully designed and established open plan environment.

RECOMMEND REFUSAL because

- **the proposed dwelling breaks the building line, eroding local character**
- **there is a lack of dedicated parking in an area with limited available on-street parking**
- **the proposal includes the enclosure of amenity land, eroding local 'open plan' appearance**
- **the ground conditions have not been assessed as there is presence of underground ponds and local surface water issues**
- **construction would adversely impact upon the local area and the amenity of local residents due to poor access**

3. Planning Application: 15/01241/FUL

Site Address:	22 Woodland Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The conversion of existing dwellinghouse into 2 No. flats (GR 355899/115763)
Recommending Case Officer:	Andrew Collins
Target date :	8th June 2015
Applicant :	Mr Anthony Williams
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

4. Planning Application: 15/01417/FUL

Site Address:	45 Harbin Close Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The installation of 2 No. rooflights on the front elevation of dwelling

	(GR 356868/116383)
Recommending Case Officer:	Jacqui Churchill
Target date :	5th June 2015
Applicant :	Mr Nicholas Priddle
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

5. **Planning Application: 15/01420/FUL**

Site Address:	3 Blue Peter Gardens West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a dwelling (Revised/Part Retrospective). (GR 354353/114710)
Recommending Case Officer:	Andrew Collins
Target date :	22nd May 2015
Applicant :	Sundial Developments
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

6. **Planning Application: 15/01551/FUL**

Site Address:	Hairport 2 The Crescent Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of external alterations and the change of use of hairdressers (Use Class A1) to 1 No. residential flat (GR 355262/115799)
Recommending Case Officer:	Andrew Collins
Target date :	10th June 2015
Applicant :	Mr & Mrs Steve Williams
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

7. **Planning Application: 15/01570/FUL**

Site Address:	30 Bowleaze Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of an infill extension between garage and dwellinghouse. (GR 353692/116640)
Recommending Case Officer:	Jacqui Churchill
Target date :	26th May 2015

Applicant :	Mr James Boyd
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer informed the Committee that the Highways Authority had raised no objections.

RECOMMEND APPROVAL

8. **Planning Application: 15/01684/FUL**

Site Address:	21 Mitchelmore Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse (Part Retrospective) (GR 355634/116517)
Recommending Case Officer:	Jane Green
Target date :	11th June 2015
Applicant :	Mr John Sherman
Type : 13	Other Householder - not a Change of Use

Martin Wilde, agent, informed the Committee that the Planning Application had been submitted following enforcement action as the extension had been built slightly higher than "Permitted Development" limitations.

RECOMMEND APPROVAL

8/723 **PARISH COUNCIL FOR INFORMATION – TREE PRESERVATION ORDER**

Application Number: 15/01515/TPO

Applicant: Mr & Mrs Dolling

Proposal: Application to carry out tree surgery works to trees known as T1 and T2 within SSDC Tree Preservation Order (Yeov 6) 1990. (GR 354991/116886)

Location: The Beeches Southway Drive Yeovil Somerset

RECOMMEND APPROVAL subject to approval by SSDC's Tree Officer

8/724 **PLANNING DECISIONS**

The Planning Area Lead Officer informed the Committee that South Somerset District Council's decision on planning application 15/00054/FUL (listed on the agenda), The installation of replacement windows and door (Part Retrospective) (GR 354924/116196) at 32 Grove Avenue Yeovil Somerset BA20 2BB, differed from the recommendation of the Town Council due to the consultation with the Conservation Officer.

The Assistant Town Clerk informed the Committee that a letter had been received from South Somerset District Council in respect of application 15/00228/FUL (listed on the agenda), Demolition of existing public house and the redevelopment of site to provide a convenience store (Use Class A1) including ATM with dedicated external servicing, refuse/plant area, associated car parking and landscaping (GR 356418/117032) at The Green Dragon St

Michaels Avenue BA21 4LX, 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.

8/725 **CORRESPONDENCE**

The Assistant Town Clerk advised Members of two Notification of Appeal Decisions received in respect of:

Planning Application Number: 14/01632/FUL

Proposal: Change of use of land and removal of verge to create parking area and the construction of a retaining wall (GR 356405/116813)

Location: Land between 125 and 129 St Michaels Avenue, Yeovil

Planning Application Number: 14/03437

Proposal: Proposed dwelling house and garage (GR 356757/116935)

Location: Land Adj Monmouth Road, Yeovil

Both appeals had been dismissed. Copies of the letters are available from the Assistant Town Clerk on request.

RESOLVED

that the correspondence be noted.

Chairman

SF
28/04/15