

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 24 August 2015**

(6.00pm to 8.40pm)

Present:

Pauline Lock – Chairman	Mike Lock
Graham Oakes – Vice Chairman	Tony Lock
Vijay Adampalli	Evie Potts-Jones
Nagaraja Akkisetty	Andrew Pugsley
Phil Chandler	Wes Read
Joe Conway	David Recardo
Gail Freeman-Bell	Manny Roper
Kaysar Hussain	Alan Smith
Andrew Kendall	Rob Stickland
Terry Ledlie	

Also Present:

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

9/31 **MINUTES**

The Minutes of the previous meeting held on 20 July 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

9/32 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Gubbins, Sarah Lowery, Kris Castle, and Darren Shutler.

9/33 **DECLARATIONS OF INTEREST**

Peter Gubbins, Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith, David Recardo and Rob Stickland referred to their membership of South Somerset District Council and indicated that 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.

Pauline Lock declared a disclosable pecuniary interest in application 15/03513/OUT, the construction of a mixed use development to enable improvements to and the extension of the existing stadium at Yeovil Town Football Club, by virtue of her being a shareholder of the Club.

Mike Lock declared a disclosable pecuniary interest in application 15/03513/OUT, the construction of a mixed use development to enable

improvements to and the extension of the existing stadium at Yeovil Town Football Club, by virtue of his spouse being a shareholder of the Club.

Graham Oakes declared a personal interest only in application 15/03513/OUT, the construction of a mixed use development to enable improvements to and the extension of the existing stadium at Yeovil Town Football Club, by virtue of him being a minor shareholder of the Club (after taking advice from Ian Clarke, South Somerset District Council's Solicitor).

Andrew Pugsley declared a personal interest only in application 15/03513/OUT, the construction of a mixed use development to enable improvements to and the extension of the existing stadium at Yeovil Town Football Club, by virtue of him being a season ticket holder.

Wes Read declared a personal and prejudicial interest in application 15/03292/FUL, the erection of a balcony to the rear of dwelling at 93B Ilchester Road, Yeovil, by virtue of him being able to see it from his property.

Evie Potts-Jones declared a personal and prejudicial interest in application 15/03302/FUL, the erection of a two storey rear and two storey side extension to dwellinghouse at 11 Hillgrove Avenue, Yeovil, due to her knowing the applicant.

Graham Oakes declared a personal interest only in application 15/03433/FUL, the erection of a front porch at 19 Highfield Road, Yeovil by virtue of his property being close to the application site.

Andrew Pugsley and Alan Smith both declared a personal interest only in application 15/03619/FUL, the erection of a porch at 100 Rustywell Park, Yeovil as they know the applicant.

9/34 **PLANS LIST**

1. **Planning Application: 15/03513/OUT**

Site Address:	Yeovil Town Football Club Ltd Boundary Road Houndstone
Ward :	BRYMPTON
Proposal :	The construction of a mixed-use development (comprising A1, A3, C1, C3, D1 and D2 uses) to enable improvements to and the extension of the existing stadium (GR 352700/116971)
Recommending Case Officer:	Simon Fox
Target date :	29th October 2015
Applicant :	Mr John Fry
Type : 05	Major Other f/space 1,000 sq.m or 1 ha+

(Pauline Lock and Mike Lock, having declared a disclosable pecuniary interest in this item, left the room during its consideration and took no part in the discussion or voting thereon and did not return to the meeting. Graham Oakes took the chair).

The Chair informed the Committee that the site for this application is located in Brympton Parish and therefore the Town Council was being consulted as an adjacent parish.

The Area Lead Planning Officer informed Members that the Environmental Protection Officer had responded and considered issues relating to contaminated land, potential noise and light nuisance, and the implications of the construction phase on residential amenity. He recommended a number of conditions. The comments of the Highways Authority had not yet been received. One letter of objection had been received from a local resident who was a Yeovil Town Football Club fan, but had concerns in respect of highways, parking, lighting, and noise.

During the following discussion several issues were raised and considered including the implications of the additional traffic on the highway infrastructure; the impact of the development, and particularly the retail element, on Yeovil Town Centre; and, the location of the proposed alternative site for the public open space.

On being asked for clarification, the Area Lead Planning Officer advised Members that the National Planning Policy Framework requires retail and hotel uses to be located within town centres as a starting point, and if sites are not available then the sequential test needs to be applied where edge of town centre sites are then considered, followed by locations further away. He advised there were adequate sites in the town centre. However, he emphasised that the proposals were being put forward as *enabling* development where policies could be put aside and the financial gains from the commercial development used to improve the football club facilities for the benefit of the town. In answer to questions raised by Members, he informed the Committee that the sale of land for the retail development would pay for the majority of the stadium improvement works, but beyond that it is unclear.

The Area Lead Planning Officer also explained that the proposals to build on the public open space meant that the provision was required elsewhere, and therefore another application had been received for the change of use of agricultural land to public open space at Thorne Lane (application 15/02535/FUL).

During further discussion Members recognised that the facilities at the football club required improvement, but wanted to see retail development in the town centre and not in this location. They also raised serious concerns about relocating the public open space to agricultural land at Thorne Lane.

RECOMMEND REFUSAL on the grounds of the inadequate local road infrastructure to cater for increased traffic, impact of the retail development on the town centre, and an unacceptable offer in terms of the replacement public open space (11 Members abstained and 4 voted to recommend refusal).

(Pauline Lock and Mike Lock returned to the meeting, and Pauline Lock took the chair at 6.40pm. Andrew Kendall also joined the meeting).

2. **Planning Application: 15/03336/FUL**

Site Address:	Preston Park House Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The demolition of existing modern extensions, the erection of extensions and alterations to form 4 No. flats and the erection of 3 No. new dwellings (GR 354016/116217)
Recommending Case Officer:	Andrew Collins
Target date :	23rd September 2015
Applicant :	Marst Developments Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

(Manny Roper joined the meeting during the course of the discussion of this item)

Items 2 and 3 were considered together as they concerned the same development; one being the full planning application and the other the associated listed building consent application.

The Area Lead Planning Officer informed the Committee that two letters of objection had been received from local residents on Preston Road. They raised concerns about the lack of consultation with nearby residents; highway safety; overshadowing; a large tree; badgers; and suggested that one of the proposed dwellings should be omitted from the scheme.

Three members of the public attended the meeting in respect of these proposals. Mr A Moon stated that he had already submitted a letter of objection. He drew attention to both the access and the siting of the north house being very poor. Mr W Day, who had also sent a letter, was concerned about loss of privacy and loss of light, and boundary issues. Mr P Burningham was concerned about the close proximity of the north house to his own property and that this would lead to loss of privacy in his back garden. He also considered the junction onto Preston Road to be unsafe, and the proposed level of parking to be inadequate.

During the ensuing debate, Members raised a number of concerns including the poor access on to Preston Road; the narrow access road which would not allow two vehicles to pass and would result in waiting and reversing; the limited parking provision on site (fourteen spaces for seven properties, and one visitor space for the whole site) which would result in parking elsewhere; dangerous contractor vehicles close to the park and school; and the need for residents to take their bins up to Preston Park road for collection which would be unsafe and unhygienic.

In respect of the building being listed, the Members welcomed proposals for it to be renovated, and the removal of the existing unsightly extension. However, they were concerned about the proposal to remove the staircase without justification, and considered that the design of the new houses did not compliment the listed building.

RECOMMEND REFUSAL on the grounds that the proposals do not maintain the Grade II listed building in its original form; the lack of parking with poor access and no provision for refuse collection; and, the proposal also creates harm to visual and residential amenity (by overlooking).

3. **Planning Application: 15/03337/LBC**

Site Address:	Preston Park House Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The demolition of existing modern extensions and the erection of extensions and alterations to form 4 No. flats. (GR 354016/116217)
Recommending Case Officer:	Andrew Collins
Target date :	23rd September 2015
Applicant :	Marst Developments Ltd
Type : 15	Other LBC Alteration

RECOMMEND REFUSAL on the grounds that the removal of the staircase, which forms an integral part of this Grade II listed building, has not been justified and should be retained.

4. **Planning Application: 15/02956/FUL**

Site Address:	5 Hill View Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a garage (GR 356400/116203)
Recommending Case Officer:	Jacqui Churchill
Target date :	14th September 2015
Applicant :	Mr Craig Thompson
Type : 13	Other Householder - not a Change of Use

The Area Lead Planning Officer informed the Committee that the Environmental Health Officer had raised no objections, and that the Highways Authority had referred to Standing Advice which requires 1 parking space. The SSDC Highway Consultant and the County Archaeologist had no concerns.

RECOMMEND APPROVAL

5. **Planning Application: 15/02969/FUL**

Site Address:	2 Woodstock Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a 1.8m high boundary fence (GR 356277/117264)
Recommending	Jacqui Churchill

Case Officer:	
Target date :	14th September 2015
Applicant :	Ms Julie Bailey
Type : 13	Other Householder - not a Change of Use

The Area Lead Planning Officer informed the Committee that the Highways Authority had referred to Standing Advice in respect of visibility, and that the SSDC Highways Consultant had advised that the fence would restrict visibility for traffic and pedestrians. Three letters of objection had been received claiming the fence is too high and would be an eyesore.

Whilst Members recognised the lack of privacy experienced by the occupiers of the property, they also noted there were no other high fences in the vicinity and that a fence would have an adverse impact on neighbours and highway safety.

RECOMMEND REFUSAL on the grounds of visual amenity, residential amenity and impact on highway safety, in particular visibility.

6. **Planning Application: 15/03154/FUL**

Site Address:	First Floor 77-83 Princes Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion of first floor accommodation to provide a flat (GR 355542/116190)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	7th September 2015
Applicant :	Ms Sue Hayes
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

7. **Planning Application: 15/03292/FUL**

Site Address:	93B Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a balcony to the rear of dwelling (GR 355074/116965)
Recommending Case Officer:	Andrew Collins
Target date :	4th September 2015
Applicant :	Mr Demetrios Antoniou
Type : 13	Other Householder - not a Change of Use

(Wes Read, having declared a personal and prejudicial interest in this item, left the room during its consideration and took no part in the discussion or voting thereon).

RECOMMEND APPROVAL

(Wes Read returned to the meeting).

8 **Planning Application: 15/03302/FUL**

Site Address:	11 Hillgrove Avenue Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey rear and two storey side extension to dwellinghouse (GR 354794/114697)
Recommending Case Officer:	Jane Green
Target date :	18th September 2015
Applicant :	Mrs Sharon Groves
Type : 13	Other Householder - not a Change of Use

(Evie Potts-Jones, having declared a personal interest in this item, left the room during its consideration and took no part in the discussion or voting thereon).

The Area Lead Planning Officer informed the Members that the Highways Authority had referred to Standing Advice, and that the SSDC Highway Consultant had raised no concerns.

Mr B Wheeler, objected to the proposed development as he considered that the windows would look into his property and result in overlooking and loss of privacy.

During the following debate Members considered the distance between the application property and the neighbouring property, and the potential for overlooking.

RECOMMEND APPROVAL subject to an assessment regarding the impact of the development on the residential amenity of no. 13 Hillgrove Avenue (in particular by overlooking).

(Evie Potts-Jones returned to the meeting).

9 **Planning Application: 15/03433/FUL**

Site Address:	19 Highfield Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a front entrance porch (GR 356082/116633)
Recommending Case Officer:	Jacqui Churchill
Target date :	25th September 2015
Applicant :	Mr Mak
Type : 13	Other Householder - not a Change of Use

The Area Lead Planning Officer informed Members that there was a query over whether the porch was proposed on highway land.

RECOMMEND APPROVAL

(Kaysar Hussain left the meeting and did not return).

10 **Planning Application: 15/03511/FUL**

Site Address:	13 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations to include the creation of off road parking (GR 356534/116427)
Recommending Case Officer:	Jane Green
Target date :	29th September 2015
Applicant :	Mr Vincent Wolny
Type : 13	Other Householder - not a Change of Use

Whilst Members recognised that similar proposals had been allowed on appeal in the vicinity, they were concerned at the lack of space and that a vehicle parked here might overhang the highway.

RECOMMEND APPROVAL subject to there being sufficient space to accommodate a vehicle.

11 **Planning Application: 15/03619/FUL**

Site Address:	100 Rustywell Park Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a porch (Revised Application) (GR 355010/115252)
Recommending Case Officer:	Jane Green
Target date :	
Applicant :	Mr Murrey
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL (2 abstentions).

12 **Planning Application: 15/03626/FUL**

Site Address:	36 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations to include the erection of single storey extension and the erection of a replacement garage. (GR 354615/114455)

Recommending Case Officer:	Jane Green
Target date :	23rd September 2015
Applicant :	Mr M Guy & Miss E Johnson
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

(Phil Chandler left the meeting).

13 **Planning Application: 15/03711/FUL**

Site Address:	15 Wraxhill Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey front extension and a two storey rear extension to dwellinghouse. (GR 354406/114406)
Recommending Case Officer:	Jacqui Churchill
Target date :	29th September 2015
Applicant :	Mr And Mrs M Hann
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

(Phil Chandler returned to the meeting).

14 **Planning Application: 15/03713/FUL**

Site Address:	124 Thatcham Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a single storey front extension and alterations to porch roof (GR 354607/117261)
Recommending Case Officer:	Jane Green
Target date :	29th September 2015
Applicant :	Mr David Knight
Type : 13	Other Householder - not a Change of Use

(Andrew Kendall declared a personal interest only in this item by virtue of his property being opposite the application site).

The Area Lead Planning Officer advised that clarification had been sought to ensure that the resultant driveway would be long enough.

RECOMMEND APPROVAL subject to the use of matching materials, and adequate driveway length to accommodate a vehicle whilst opening the garage door.

15 **Planning Application: 15/03756/FUL**

Site Address:	4 Danielsfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement single storey rear extension to dwellinghouse (GR 354635/114690)
Recommending Case Officer:	Jane Green
Target date :	1st October 2015
Applicant :	Mr And Mrs A Stone
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

9/35 **REPORT TABLE**

Application No: 14/03119/ADV

Proposal: The display of various illuminated and non-illuminated signs.

Location: Tesco Stores & Petrol Station, Queensway Place, Yeovil, Somerset

Application No: 15/03483/ADV

Proposal: The display of various illuminated and non-illuminated signs.

Location: NatWest Bank, Hendford, Yeovil, Somerset.

RESOLVED

that the applications be noted.

(Vijay Adampalli and Nagaraja Akkisetty left the meeting and did not return).

9/36 **SOMERSET COUNTY COUNCIL CONSULTATION**

Application No: 15/03475/R3C

Proposal: New primary school with nursery, new access road, car parking and playing fields.

Location: Primrose Hill Primary School & Nursery, Mudford

During the debate Members welcomed the principle of the provision of a new primary school in Yeovil, but voiced serious concerns regarding the lack of parking provision.

RESOLVED

That the following comments be sent to Somerset County Council:

1. Yeovil Town Council welcomes the proposed development of a new school at Primrose Hill;
2. The Town Council is disappointed with the lack of parking provision proposed for the school site;
3. The Town Council is disappointed that no drop-off and collection facilities are proposed;
4. Concern is raised about the construction traffic using Wyndham Park and the proposed new development site at Primrose Hill;

5. Concerns are raised in respect of the lack of parking and turning provision for buses.

9/37 **TREE PRESERVATION ORDER CONSULTATION**

Application No: 15/03409/TPO

Applicant: Ms Katy Menday

Proposal: Application to fell 14 trees all covered by the South Somerset District Council (Yeovil No,7) Tree Preservation Order 1995 (GR: 354325/115188)

Location: Land at Lysander Road, Yeovil, Somerset BA20 2AU

Members discussed the proposal to fell the trees and noted the health and safety implications of the tree roots pushing up under the adjacent path and the poor health of the trees posing a threat to the adjacent Rustywell Park homes. They welcomed the proposal to replant the trees with more appropriate species.

RECOMMEND APPROVAL

9/38 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

9/39 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that the following items of correspondence had been received:

Advice of Appeal Receipt in respect of:

Application Decision Reference: 15/00054/FUL

Proposal: installation of replacement windows and door (part retrospective)

Location: 32 Grove Avenue, Yeovil.

Notification of Decision from Somerset County Council with regard to:

Planning Application No: 15/02486/R3C

Proposal: Installation of a modular unit to house a new school kitchen.

Location: Birchfield Primary School, Birchfield Road, Yeovil

Planning Permission is granted subject to conditions.

Notification of a Tree Preservation Order being brought into effect from 17 August 2015 at 1 St Nicholas Park, Yeovil covering 5 Yews, 2 Western Red Cedars and 1 Gingko Biloba.

RESOLVED

that the correspondence be noted.

Chairman