

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 14 December 2015**

(6.00pm to 7.22pm)

### **Present:**

Pauline Lock – Chairman	Graham Oakes
Kris Castle	Evie Potts-Jones
Phil Chandler	Wes Read
Andrew Kendall	Manny Roper
Terry Ledlie	Darren Shutler
Mike Lock	Alan Smith
Tony Lock	Rob Stickland

### **Also Present:**

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

### 9/71 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Gail Freeman-Bell and Sarah Lowery who both had conflicting engagements.

### 9/72 **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.

### 9/73 **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 16 November 2015.

### **RESOLVED**

that the minutes of the meeting of Planning & Licensing Committee held on 16 November 2015 be signed by the Chairman as a correct record.

1. **Planning Application: 15/04889/FUL**

Site Address:	New Chapter West 11 Southwoods Yeovil
Ward :	Yeovil (South) Parish ward: South
Proposal :	The erection of rear boundary fence (GR 355249/115287)
Recommending Case Officer:	Jacqui Churchill
Target date :	5th January 2016
Applicant :	Mr Steven Roberts
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**2. **Planning Application: 15/04945/FUL**

Site Address:	Former Ashleys Of Yeovil West Hendford Yeovil
Ward :	Yeovil (South) Parish ward: South
Proposal :	The erection of a new food store with ancillary car parking (GR 354914/115458)
Recommending Case Officer:	Simon Fox
Target date :	29th January 2016
Applicant :	Lidl UK
Type : 04	Major Retail f/space 1,000 sq.m or 1ha+

Mr Mitchell, representative of Lidl (applicant), explained the history of the development of the site, and his vision for the new store.

*At 6.22pm Cllr Andrew Kendall arrived during the discussion of this item.*

**RECOMMEND APPROVAL** subject to the inclusion if possible of a bus stop on Lysander Road.

3. **Planning Application: 15/05009/FUL**

Site Address:	18 Watercombe Lane Yeovil Somerset
Ward :	Yeovil (South) Parish ward: Preston
Proposal :	Alterations and the erection of a rear extension to dwelling (GR 353890/116082)
Recommending Case Officer:	Jane Green
Target date :	6th January 2016
Applicant :	Mr & Mrs A Akers
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

4. **Planning Application: 15/05056/COU**

Site Address:	189 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East) Parish ward: East
Proposal :	The change of use of premises from a hotel / guest house to HMO (House of Multiple Occupation) (GR 356700/116403)
Recommending Case Officer:	Andrew Collins
Target date :	11th January 2016
Applicant :	Mostly Property Ltd
Type : 12	Other Change Of Use

Ms L Ousey, applicant, spoke in support of the proposed change of use of the premises and sought to address the parking concerns.

**RECOMMEND REFUSAL** on the grounds that the proposed intensification of use would have an unacceptable impact in terms of residential and visual amenity, highway safety and parking availability in the vicinity.

5. **Planning Application: 15/05070/FUL**

Site Address:	19 West Park Yeovil Somerset
Ward :	Yeovil (West) Parish ward: Park
Proposal :	Demolish existing garage and the erection of a two storey side extension, a single storey garage and alterations to form new vehicular access (GR 354958/116258)
Recommending Case Officer:	Jane Green
Target date :	18th January 2016
Applicant :	Mr Ian Pamplin
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL** subject to a positive view from the Tree Officer and measures to ensure an acceptable scheme for surface water disposal from hardstanding areas.

6. **Planning Application: 15/05087/FUL**

Site Address:	Topman and Topshop 5 Vicarage Walk Quedam Shopping Centre
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	The carrying out of external alterations to shop front and minor front extension (GR 355770/116075)
Recommending Case Officer:	Andrew Collins
Target date :	12th January 2016

Applicant :	Mr Peter Cornforth
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

7. **Planning Application: 15/05133/S73A**

Site Address:	1 Lingfield Avenue Yeovil Somerset
Ward :	Yeovil (East) Parish ward: East
Proposal :	Application to vary planning condition 7 (approved plans) of approval 12/01160/FUL for changes to the roof and garage (GR 356535/117118)
Recommending Case Officer:	Mrs Jennie Roberts
Target date:	4th January 2016
Applicant:	Mr Philip Maddox
Type : 06	Minor Dwellings 1-9 site less than 1ha

**RECOMMEND APPROVAL**

8. **Planning Application: 15/05146/S73A**

Site Address:	27 The Park Yeovil Somerset
Ward :	Yeovil (West) Parish ward: Park
Proposal :	Application to vary planning condition 4 (approved plans) of approval to alter staircase and other alterations (GR 355239/116233)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	7th January 2016
Applicant :	Mr Simon Taylor
Type : 06	Minor Dwellings 1-9 site less than 1ha

**RECOMMEND APPROVAL**

9. **Planning Application: 15/05321/R3D**

Site Address:	72 South Street Yeovil Somerset
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	Alterations and the change of use of premises from a training centre to 2 No. flats (GR 355666/115851)
Recommending Case Officer:	Andrew Collins
Target date :	19th January 2016
Applicant :	South Somerset District Council
Type : 06	Minor Dwellings 1-9 site less than 1ha

**RECOMMEND APPROVAL**

10. **Planning Application: 15/05339/S73**

Site Address:	The Green Dragon St Michaels Avenue Yeovil
Ward :	Yeovil (East), Parish Ward: east
Proposal :	Application to amend planning condition 3 (noise mitigation scheme) of approval 15/00228/FUL (GR 356418/117032)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	25th January 2016
Applicant :	Newriver Retail Property Unit, Trust No. 4
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

*Cllrs Pauline Lock and Mike Lock declared a personal interest in this item as their daughter lives in St Michael's Avenue, but not next to the development site, and abstained from voting.*

*At 6.59 Cllr Terry Ledlie left the meeting during the discussion of this item.  
At 7.01 Cllr Terry Ledlie returned to the meeting.*

**RECOMMEND APPROVAL**

11. **Planning Application: 15/05356/S73A**

Site Address:	5 Coronation Avenue, Yeovil
Ward :	Parish ward: West
Proposal :	Application to vary condition No. 2 (approved plans) of 13/03042/FUL to change materials
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	26 January 2016
Applicant :	Mr J Livingstone
Type : 06	Minor Dwellings 1-9 site less than 1ha

*Cllr Andrew Kendal declared a personal interest as he lives in the road, and he abstained from voting.*

**RECOMMEND APPROVAL**

12. **Planning Application: 15/05363/S73**

Site Address:	Former Car Park Site Queensway Yeovil
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	Application to vary planning condition 2 (approved plans), 3 ( samples/materials/details), (landscaping), 5 (lighting), 6 (hours of working), (bicycle store), 8 (parking/turning) and 10 (construction traffic management plan) of approval 14/05634/FUL (GR 355394/115936)

Recommending Case Officer:	Andrew Collins
Target date :	1st March 2016
Applicant :	Boon Brown Architects Ltd
Type : 01	Major Dwlgls 10 or more or site 0.5ha+

**RECOMMEND APPROVAL**

13. **Planning Application: 15/05401/FUL**

Site Address:	51 Century Park Yeovil Somerset
Ward :	Yeovil (South) Parish ward: Preston
Proposal :	The erection of a conservatory to the rear of dwelling (GR 354127/116065)
Recommending Case Officer:	Jacqui Churchill
Target date :	26th January 2016
Applicant :	Mrs Rita Gibb
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

14. **Planning Application: 15/05406/FUL**

Site Address:	80 Rustywell Park Yeovil Somerset
Ward :	Yeovil (South) Parish ward: South
Proposal :	The erection of a replacement park home with allocated parking (GR 354921/115321)
Recommending Case Officer:	Jane Green
Target date :	22nd January 2016
Applicant :	Rustywell Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

**RECOMMEND APPROVAL**

*Cllr Evie Potts-Jones left the meeting at 7.15pm and did not return.*

9/75 **REPORT TABLE**

**Application No:** 15/05161/ADV

**Proposal:** The display of an internally illuminated fascia sign and an internally illuminated projecting sign

**Location:** 27 Middle Street, Yeovil

**RESOLVED**

that the application be noted.

9/76 **PLANNING DECISIONS**

Clarification was given in respect of two of the applications listed. Application 15/03862/FUL for the change of use of the property at 83 Hendford Hill, Yeovil to a House of Multiple Occupation had been refused at the Area South Committee at South Somerset District Council contrary to the recommendation for approval of Yeovil Town Council.

Application 15/03952/FUL for the formation of a hardstanding at 102 Larkhill Road, Yeovil had been approved by South Somerset District Council contrary to the recommendation of refusal on highway grounds proposed by Yeovil Town Council. A letter had been received by the case officer explaining the reasons for approving the application.

**RESOLVED**

that the decisions be noted.

9/77 **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

**Appeal in respect of Application Decision Reference:** 15/03206/FUL  
**Planning Inspectorate Appeal Reference** – APP/R3325/D/15/3139102

**Appeal Starting Date** – 30 November 2015

**Appeal By** – Mr Ryan Ferrari

**Appeal Type:** Householder

**Proposal:** Erection of a shed (Retrospective)(GR 356584/117451)

**Location:** 16 Northbrook Road Yeovil Somerset BA21 5RQ

Appeal lodged.

**RESOLVED**

that the correspondence be noted.

Chairman

HF  
17/12/15