

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 February 2015**

(7.00pm to 8.10pm)

### **Present:**

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

### **Also Present:**

Sally Freemantle – Assistant Town Clerk (Job Share)  
Jane Green – Planning Assistant (SSDC)

### 8/674 **MINUTES**

The Minutes of the previous meeting held on 19 January 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/675 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kris Castle.

### 8/676 **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.

Mike Lock declared a personal and prejudicial interest in planning application number 14/00218/FUL, the erection of a front entrance porch, 20 Forest Hill, Yeovil, due to his acquaintance with the applicant.

### 8/677 **PLANS LIST**

#### 1. **Planning Application: 15/00117/FUL**

Site Address:	Fiveways School Victoria Road Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of a single storey extension comprising of a reception, offices and hall extension (GR 356944/116724)

Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17th March 2015
Applicant :	Mr Mark Collis
Type : 10	Minor Other less than 1,000 sq.m or 1ha

A query was raised regarding the History section in the Case Officers report as the Committee were aware of previous Planning Applications for this site, but none was listed. The Planning Assistant explained that previously the District Council would also have been consultees in the Planning Application process due to Fiveways School being owned and managed by Somerset County Council, however now that the School was independent from the County Council, South Somerset District Council became the determining body for their Planning Applications.

## RECOMMEND APPROVAL

### 2. Planning Application: 14/05051/FUL

Site Address:	5 Park Gardens Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, the erection of a car port, formation of new access, garden decking and boundary treatment to serve dwelling approved under approval 13/03200/P3JPA (GR 355404/116116)
Recommending Case Officer:	Andrew Collins
Target date :	5th March 2015
Applicant :	Mr Brian Butt
Type : 10	Minor Other less than 1,000 sq.m or 1ha

It was confirmed by the Planning Assistant that Planning Permission for this development was required due to the alterations to the exterior and that conversion to a residential property alone would not have required permission.

Discussion took place regarding the trees on the site, however there were no restrictions on removal of the trees as they were not subject to Tree Preservation Orders.

## RECOMMEND APPROVAL

### 3. Planning Application: 14/05342/FUL

Site Address:	80 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of an extension to existing garage and replace flat roof with pitched roof and alterations to front entrance porch (GR 355215/116940)

Recommending Case Officer:	Jane Green
Target date :	9th March 2015
Applicant :	Mr S G Rees
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, but that the impact would be minimal as there were no additional bedrooms proposed.

Dr Somasegaram, objector, informed the Committee that he was concerned that the increase in height of the garage in close proximity to his property would cause overshadowing, particularly to the only kitchen window (ground floor). He felt that sunlight would also be blocked from the door (ground floor) and dressing room window (first floor).

The Committee considered the proximity and positioning of the proposed pitched roof in relation to the neighbouring property.

**RECOMMEND REFUSAL** due to inappropriate height of proposed garage roof.

4. **Planning Application: 15/00044/FUL**

Site Address:	St James Church Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Re-roofing of existing church south transept (GR 353473/116234)
Recommending Case Officer:	Jacqui Churchill
Target date :	4th March 2015
Applicant :	Mr Chris Harris
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Assistant informed the Committee that English Heritage had been consulted on this Planning Application and had referred the matter to SSDC's Conservation Officer for comment.

Chris Harris, applicant, informed the Committee that the Church was 595 years old and the proposals were to update and refurbish the inside of the church including the meeting room and chapel, and to provide underfloor heating. He added that it was planned to replace the roof in 10 years when insulation would be installed.

**RECOMMEND APPROVAL**

5. **Planning Application: 15/00045/LBC**

Site Address:	St James Church Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Re-roofing existing church south transept (GR 353473/116234)

Recommending Case Officer:	Jacqui Churchill
Target date :	4th March 2015
Applicant :	Mr Chris Harris
Type : 15	Other LBC Alteration

The Planning Assistant informed the Committee that English Heritage had been consulted on this Planning Application and had referred the matter to SSDC's Conservation Officer for comment.

Chris Harris, applicant, reiterated the comments he made in the earlier application.

### **RECOMMEND APPROVAL**

#### **6. Planning Application: 15/00060/FUL**

Site Address:	33 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of conservatory and erection of single storey rear extension to dwellinghouse (GR 354861/116305)
Recommending Case Officer:	Jacqui Churchill
Target date :	6th March 2015
Applicant :	Mr Alan Stallard
Type : 13	Other Householder - not a Change of Use

### **RECOMMEND APPROVAL**

#### **7. Planning Application: 15/00110/FUL**

Site Address:	45 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse (GR 354619/114736)
Recommending Case Officer:	Jane Green
Target date :	11th March 2015
Applicant :	Mr Noel Huggett
Type : 13	Other Householder - not a Change of Use

### **RECOMMEND APPROVAL**

#### **8. Planning Application: 15/00196/FUL**

Site Address:	7 Bell Chase Yeovil Somerset
Ward :	Yeovil (South)

Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 353662/116005)
Recommending Case Officer:	Jane Green
Target date :	10th March 2015
Applicant :	Mrs J Rushton
Type : 13	Other Householder - not a Change of Use

The Planning Assistant informed the Committee that there had been minor amendments to the plans which removed the three proposed roof lights and changed the colour of the bi-fold doors from white uPVC to grey powder coated aluminium..

### **RECOMMEND APPROVAL**

#### 9. **Planning Application: 15/00218/FUL**

Site Address:	20 Forest Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a front entrance porch (Retrospective) (GR 354477/114891)
Recommending Case Officer:	Jacqui Churchill
Target date :	12th March 2015
Applicant :	Mr Henry Pinney
Type : 13	Other Householder - not a Change of Use

*(Mike Lock, 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).*

Henry Pinney, applicant, informed the Committee that he was sorry for his error in building the porch before acquiring the appropriate Planning Consent, and stated that he had been inadvertently informed that the proposals were within permitted development.

### **RECOMMEND APPROVAL**

#### 10. **Planning Application: 15/00187/FUL**

Site Address:	Mole Valley Farmers Ltd Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Erection of 4 No. lighting columns (Retrospective) (GR 357014/116126)
Recommending Case Officer:	Jane Green
Target date :	13th March 2015
Applicant :	Mole Valley Farmers Ltd
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Assistant informed the Committee that the Highways Authority had responded with no observations. She added that SSDC Ecologist's comments were awaited, and explained that an earlier approval to hang advertisement signs on the lighting columns had highlighted the lack of approval for the lighting columns themselves when they were originally installed.

## **RECOMMENDED APPROVAL**

### 8/678 **REPORT TABLE**

**Application No:** 15/00346/ADV

**Proposal:** The display of 1 No. non illuminated replacement fascia sign.

**Location:** Pizza Hut, Yeo Leisure Park, Old Station Way, Yeovil.

#### **RESOLVED**

to recommend approval of the application.

### 8/679 **TEA REPORT TABLE**

**Application No:** 15/00211/TEA

**Proposal:** Notification for the Prior Approval for the siting and appearance of a replacement 15m high 'dual user' monopole with replacement ancillary equipment.

**Location:** Land at Pickett Lane/Marsh Lane, Yeovil, BA21 3BX

Frank Turner, objector, addressed the Committee with his concerns regarding the proximity of the mast to his property and the colour of the adjacent control boxes.

#### **RESOLVED**

to recommend approval subject to consideration being given to the colour of the mast and cabinets to ensure they are in keeping with the area.

**Application No:** 15/00263/TEA

**Proposal:** Notification for the Prior Approval for the siting and appearance of a replacement 17.5m high 'dual user' monopole with 1 dish antenna and replacement ancillary equipment.

**Location:** Junction with Lysander Road, Forest Hill Yeovil.

#### **RESOLVED**

to recommend approval of the application.

### 8/680 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

**Application No:** 15/00319/TPO

**Proposal:** Application to fell 2 No. Cypress trees known as T.1 and T.2 in the Yeovil No. 7 Tree Preservation Order 1996

**Location:** Richmond House, Richmond Road, Yeovil, Somerset BA20 1BA

Members were concerned that there was little justification in the application for the removal of the trees and would like an arboriculturalist or structural engineers report to support the application as indicated as included in section 8.2 of the application form.

**RESOLVED**

to recommend refusal of the application until an arboriculturalist or structural engineers report has been received and approved.

8/681 **SOMERSET COUNTY COUNCIL – PARISH COUNCIL CONSULTATION**

**Application number:** 15/00245/R3C

**Applicant:** Somerset County Council

**Proposal:** Development comprising of a change of use from B1 to D1 including refurbishment of existing building and changes to external doors and windows to allow the provision of a SEN School

**Location:** The Marwick Centre, 5, Dampier Street, Yeovil, Somerset, BA21 4EN

**RESOLVED**

to recommend approval of the application.

8/682 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/683 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that an Advice of Appeal Receipts had been received in respect of:

**Planning Application Decision Reference:** 14/03437/FUL

**Proposal:** Proposed dwelling house and garage

**Location:** Land Adj 2 Monmouth Road, Yeovil

**Planning Application Decision Reference:** 14/01632/FUL

**Proposal:** Change of use of land and removal of verge to create parking area and the construction of a retaining wall

**Location:** Land Between 125 and 129 St Michaels Avenue, Yeovil

**RESOLVED**

that the correspondence be noted.

Chairman