

## YEOVIL TOWN COUNCIL

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

(7.00pm to 8.10pm)

### **Present:**

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

### **Also Present:**

Helen Ferdinand – Assistant Town Clerk (Job Share)  
Jennie Roberts – Planning Officer (SSDC)

### 8/666 **MINUTES**

The Minutes of the previous meeting held on 5 January 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/667 **APOLOGIES FOR ABSENCE**

No apologies for absence had been received.

### 8/668 **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.

### 8/669 **PLANS LIST**

#### 1. **Planning Application: 14/05634/FUL**

Site Address:	Car Park Site, Queensway Place, Yeovil
Ward :	Yeovil (Central)
Proposal :	The Erection of 24 flats with associated parking and landscaping (GR 355394/115936)
Recommending Case Officer:	Andrew Collins

Target date :	23 March 2015
Applicant :	Boon Brown Ltd
Type : 01	Major DwlgS 10 or more or site 0.5ha+

The Planning Officer informed the Committee that the Highways Authority had raised no objections subject to conditions being imposed. She also drew attention to additional drawings which had been prepared showing the potential for overshadowing. A letter of objection had also been received regarding loss of light to the adjacent flats, the difficult access for construction vehicles, and the potential noise nuisance from the construction of the building.

Mr Shaun Travers, representing the applicant Boon Brown Ltd, advised Members that the scheme had been drawn up in consultation with Planning Officers at the District Council, and that the site had been used as a swimming pool before it became a car park. As such, the development would require piling. He emphasised that the proposed level of parking was in line with parking standards, and that all the statutory consultees were content with the proposal except the Police and they would be seeking to address the issues raised in respect of the boundary wall. Regarding the objection concerning overshadowing, he drew attention to the additional drawings which had been prepared, and stated that in his opinion there was ample distance between the buildings to safeguard privacy.

During the following discussion several issues were raised. Mr Travers was able to confirm that the piling was to be carried out with core drilling so it should not cause too much disturbance to the local residents. Members accepted that disturbance from construction in general terms is reasonable, but felt that a condition restricting the hours of working would be appropriate in this case. There was a general consensus that the design of the proposed building was good, and that the accommodation would meet the necessary standards.

The Planning Officer confirmed that the S106 Agreement was under negotiation and would require 35% (ie. 8 units) to be affordable, as well as contributions for leisure and arts facilities.

## **RECOMMEND APPROVAL**

### 2. **Planning Application: 14/05523/FUL**

Site Address:	Pen Mill County Infant School, St Michaels Avenue, Yeovil
Ward :	Yeovil (East)
Proposal :	Demolition of existing glazed corridor and the erection of a single storey extension (GR 356570/116487)
Recommending Case Officer:	Jane Green
Target date :	13 February 2015
Applicant :	Mrs Karen Underhill
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority had referred to their standing advice, and that the Environmental Protection Officer had raised no objections.

The Members recognised that although the extension was proposed on the playground, facilities for learning must take priority. They also welcomed improvements to the school facilities.

### **RECOMMEND APPROVAL**

#### **3. Planning Application: 14/05334/FUL**

Site Address:	Huish County Primary School, Carisbrooke Gardens, Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a single storey extension. (GR 355157/116184)
Recommending Case Officer:	Jacqui Churchill
Target date :	17 February 2015
Applicant :	Mrs Pauline Price
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer advised that the Highways Authority had no observations.

### **RECOMMEND APPROVAL**

#### **4. Planning Application: 14/05489/FUL**

Site Address:	Bannister & Co, 90 Huish, Yeovil
Ward :	Yeovil (West)
Proposal :	The change of use of ground floor office (Use Class A2) to a residential unit (Use Class C3) (GR 355188/116012)
Recommending Case Officer:	Jennie Roberts
Target date :	17 February 2015
Applicant :	Mr Fiona Bannister
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that the Highway Authority had referred to their standing advice. Although the proposal does not meet the standing advice as no off-street parking space is available, there is a near-by public car park and ample on-street parking.

### **RECOMMEND APPROVAL**

5. **Planning Application: 14/00093/DPO**

Site Address:	Land at Milford Road, Hillcrest Road and Land South of 21 Wingate Avenue, Yeovil
Ward :	Yeovil (Central)
Proposal :	Application to modify Clause 5 and 6 of a S106 agreement dated 27.5.2009 in relation to planning permission 08/04366/FUL referring to shared ownership housing restrictions. (GR 356147/117148)
Recommending Case Officer:	Andrew Collins
Target date :	6 March 2015
Applicant :	Yarlington Housing Group
Type : 19	Non PS1 and PS2 return applications

The Planning Officer clarified to Members that this application has been made in order to vary the S106 planning obligation in relation to shared ownership.

**RECOMMEND APPROVAL**

6. **Planning Application: 14/05701/FUL**

Site Address:	Box Factory Car Park, South Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of land for the siting of a storage container in relation to car wash facility (GR 355947/115850)
Recommending Case Officer:	Jane Green
Target date :	13 February 2015
Applicant :	South Somerset District Council
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that three letters of objection had been received from nearby neighbours who were concerned that the detergent and sprays from the car washing would impact on their properties. However, she emphasised that the application was for the siting of a storage container and change of use of the land which is a car park. The washing of cars within the car park does not require planning permission and is not relevant to this application. She also added that the applicant had indicated that he would be prepared to move the siting of the container away from the residential properties.

A number of issues were raised during the following discussion including the loss of parking in the town centre, the visual impact of the container, and the potential for creating a precedent for other containers to be sited on other car parks in the town.

**RECOMMEND REFUSAL** on the grounds that the siting of the storage container would be an inappropriate use of the car park, it would be unsightly, and would not be appropriate for the town centre.

7. **Planning Application: 14/00065/FUL**

Site Address:	Richmond Villa, 27 Higher Kingston, Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from a HMO (house of multiple occupation) and 1 no. flat to 7 no. flats. (GR 355424/116434)
Recommending Case Officer:	Simon Fox
Target date :	3 March 2015
Applicant :	First Court Accommodation
Type : 06	Minor Dwellings 1-9 site less than 1ha

Mr Robin Bryer, agent for the applicant, informed the Committee that currently the building comprises 7 bedsits and a 1 bedroom flat. The proposal is to convert the building to provide 7 one bedroom flats and therefore there will be one less bedroom and potentially less pressure on parking in the area, and better living standards will be achieved. The flats would be for rent. No works are proposed to the exterior of the building, but accommodation will be provided for cycles and bins. Mr Bryer said that in his opinion the property was in a highly sustainable location.

There was general agreement in the following discussion that the proposal to improve the standard of accommodation, and the safety of the building, was to be welcomed.

**RECOMMEND APPROVAL**

8/670 **REPORT TABLE**

**Application No:** 14/05423/ADV

**Proposal:** The display of 3 No. internally illuminated fascia signs and 2 no. externally illuminated free standing signs.

**Location:** Subway, Houndstone Retail Park, Western Avenue, Yeovil

**RESOLVED** to recommend approval of the application.

8/671 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/672 **CORRESPONDENCE**

There were no items of correspondence.

8/673 **FINANCIAL STATEMENT – OCTOBER/NOVEMBER 2014**

The Committee considered the Financial Statement for the period of 1 October to 30 November 2014 (agenda item 7 refers).

**RESOLVED**

that the Financial Statement be noted.

Chairman

HF  
21/01/15