

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 5 January 2015**

(7.00pm to 7.45pm)

Present:

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

Also Present:

Helen Ferdinand – Assistant Town Clerk (Job Share)
David Norris – Development Manager (SSDC)

8/659 **MINUTES**

The Minutes of the previous meeting held on 17 November 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/660 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Philip Chandler.

8/661 **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.

8/662 **PLANS LIST**

1. **Planning Application: 14/05315/FUL**

Site Address:	6/7 Bakehouse Mews, Orchard Street, Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations/conversion and change of use of building to provide a mixed use with residential dwelling to the south end of the building and retention of B1 use or new restrictive B8 use to north end of building (GR 354961/115963)

Recommending Case Officer:	Andrew Collins
Target date :	3 February 2015
Applicant :	Mr & Mrs R Green
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Development Manager explained that the five new dwellings which formed part of a previous application had been built, and that the existing warehouse building had been given permission for office (Use Class B1). Following a further permission to convert the building to an office / store, planning permission is now being sought by a new owner to convert part of the building for his business (restricted B8 or B1), and part for a two bedroomed dwelling. Comments from the Environmental Health Officer were awaited in respect of the proximity of the business use adjacent to a residential use.

Mr Robin Green, the applicant, explained that his business stocked and supplied the petro-chemical industry with tools. In response to concerns raised, he confirmed that there would be no hazardous chemicals on site, and that deliveries to the site would only be every 6 – 8 weeks. Customers' orders would be taken to a carrier depot on the Lynx Trading Estate for dispatch.

RECOMMEND APPROVAL

2. **Planning Application: 14/05355/FUL**

Site Address:	98 St Michaels Avenue, Yeovil
Ward :	Yeovil (East)
Proposal :	The formation of a vehicular access/hardstanding. (GR 356466/116779)
Recommending Case Officer:	Jane Green
Target date :	19 January 2014
Applicant :	Ms Anne Ford
Type : 13	Other Householder – not a Change of Use

The Development Manager informed Members that a previous application at the property for the same proposal had previously been refused in December 2013. The proposal has now been resubmitted following an appeal decision relating to the adjacent property which allowed the same development.

It was agreed during the following discussion that it was difficult to resist such developments in St Michaels Avenue given the precedent set by previous developments and the recent appeal decision.

RECOMMEND APPROVAL

3. **Planning Application: 14/05252/FUL**

Site Address:	153 Ilchester Road, Yeovil
Ward :	Yeovil (West)

Proposal :	The erection of a two storey rear extension to dwellinghouse. (GR 354752/117242)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	20 January 2015
Applicant :	Mr J Callan
Type : 13	Other Householder – not change of use

RECOMMEND APPROVAL

4. **Planning Application: 14/02072/FUL**

Site Address:	Building 132A & 132B GKN Westland Helicopters, Lysander Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The partial demolition and replacement roof structure on industrial building (part retrospective) (GR 354302/115253)
Recommending Case Officer:	Andrew Collins
Target date :	20 January 2015
Applicant :	AugustaWestland
Type : 08	Minor Manfr less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

5. **Planning Application: 14/05179/FUL**

Site Address:	Huish County Primary School, Yeovil
Ward :	Yeovil (West)
Proposal :	Demolition of existing temporary classroom unit and the erection of a single storey replacement classroom building (GR 355157/116184)
Recommending Case Officer:	Jacqui Churchill
Target date :	28 January 2015
Applicant :	Huish County Primary School
Type : 10	Minor Other less than 1,000 sq.m or 1ha

There was general agreement that the replacement of the temporary classroom was welcome.

RECOMMEND APPROVAL

6. **Planning Application: 14/05286/S73**

Site Address:	Milford Inn, 85 Milford Road, Yeovil
Ward :	Yeovil (Central)
Proposal :	Application to vary conditions 2, 4, 5, 8 & 9 (Approved Plans) of planning permission 14/03581/FUL to relocate units 1-3 (GR 356084/117033)
Recommending Case Officer:	Andrew Collins
Target date :	20 January 2015
Applicant :	Mr Kevin Lake
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Development Manager informed the Committee that previous permissions had been granted at the site for residential development. The latest permission was for the conversion of the public house, and the replacement of the skittle alley with 3 dwellings. However, a main sewer had been found in close proximity to the 3 dwellings, so this current proposal is to relocate the 3 units within a detached block to the south of the site.

RECOMMEND APPROVAL

7. **Planning Application: 14/05422/FUL**

Site Address:	St Michaels Academy, Grass Royal, Yeovil
Ward :	Yeovil (East)
Proposal :	The installation of replacement doors and windows (GR 356422/116561)
Recommending Case Officer:	Jane Green
Target date :	9 February 2015
Applicant :	Ms Alison Draper
Type : 10	Minor Other less than 1,000 sq.m or 1ha

There was general agreement that improvements to the school were to be welcomed.

RECOMMEND APPROVAL

8. **Planning Application: 14/05535/FUL**

Site Address:	34 Sandhurst Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwelling. (GR 354612/114471)
Recommending Case Officer:	Jacqui Churchill

Target date :	4 February 2015
Applicant :	Mr S G & A M Rosborough
Type : 13	Other Householder – not change of use

RECOMMEND APPROVAL

9. Planning Application: 14/05567/FUL

Site Address:	99A West Coker Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of 5 no. rooflights to south roof slope (GR 354154/114503)
Recommending Case Officer:	Jacqui Churchill
Target date :	4 February 2015
Applicant :	Mr David Hawkins
Type : 13	Other Householder – not change of use

The Development Manager informed the Committee that a letter of objection from a neighbour had been received concerning overlooking. He confirmed that the property had originally been given permission as a single storey dwelling, and that the distance between this property and those to the rear is about 50m.

The applicant, Mr David Dawkins, advised that there was a significant line of trees along the boundary, although the Development Manager emphasised that these were not protected and could be removed in future.

In the following discussion the distance between the properties was considered, and the fact that it is generally difficult to see out of rooflights into neighbouring gardens.

RECOMMEND APPROVAL

8/663 REPORT TABLE

Application No: 14/05346/ADV

Proposal: The display of 4 No. non illuminated flag signs, on existing lighting columns.

Location: Mole Valley, Sherborne Road, Yeovil

RESOLVED to support the application subject to the comments of the Highway Authority.

8/664 PLANNING DECISIONS

The Assistant Town Clerk informed the Committee that a letter had been received from the case officer in respect of planning application reference no. 14/04309/FUL at Grovelands Residential Home, 45 Grove Avenue, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) by SSDC as it was considered to be appropriate in

planning terms following positive comments from the Conservation Officer and Tree Officer.

RESOLVED

that the Planning Decisions be noted.

8/665 **CORRESPONDENCE**

The Assistant Town Clerk informed Members that the following application had been permitted with conditions by Somerset County Council:

Application No: 14/04605/CPO

Proposal: New Motor Control Centre (MCC) Kiosk which will house electrical control equipment.

Location: Sludge Treatment Centre, Vale Road, Yeovil Somerset BA21 5EL

The Assistant Town Clerk informed the Committee of three letters concerning planning appeals:

Application No: 14/02705/FUL

Proposal: The change of use of premises to a mixed use including dwellinghouse and dog grooming salon, and the formation of a new vehicular access and hardstanding (Part retrospective)

Location: 108 Larkhill Road, Yeovil Somerset BA21 3HQ.

Appeal allowed subject to conditions.

Application No: 14/03904/OUT

Proposal: Outline application for the erection of a pair of semi-detached houses and alterations to the existing access drive.

Location: 24 Ashford Grove, Yeovil Somerset BA21 4PQ

Appeal lodged (written representation).

Application No: 14/01699/P3JPA

Proposal: Prior approval for proposed change of use from Use Class B1(a) (office) to Use Class C3 (residential – indicative 11 units)

Location: 72-74 Middle Street, Yeovil Somerset BA20 1LU

Appeal lodged and informal hearing to take place at the Town House on 29 January at 10.00am. The Assistant Town Clerk agreed to email the details to the Members of the Committee to let them have the details.

RESOLVED

that the correspondence be noted.

Chairman

HF
14/01/15