

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 20 July 2015**

(6.00pm to 8.40pm)

Present:

Pauline Lock – Chairman	Mike Lock
Graham Oakes – Vice Chairman	Tony Lock
Phil Chandler	Sarah Lowery
Joe Conway	Evie Potts-Jones
Peter Gubbins	Andrew Pugsley
Kaysar Hussain	Wes Read
Andrew Kendall	Alan Smith
Terry Ledlie	Rob Stickland

Also Present:

Neil Gage – Finance Administrator
Sally Freemantle – Acting Town Clerk (Job Share)
Simon Fox – Planning Officer (SSDC)

9/19 **MINUTES**

The Minutes of the previous meeting held on 15 June 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

9/20 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Vijay Adampalli, Nagaraja Akkisetty, Tristan Cobb, Gail Freeman-Bell, David Recardo, Manny Roper, and Darren Shutler

9/21 **DECLARATIONS OF INTEREST**

Peter Gubbins, Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith 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.

Kaysar Hussein declared a personal and prejudicial interest in application 15/03002/FUL, The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new residents car park and relocation of oxygen tank enclosure at Yeovil District Hospital, Higher Kingston, due to his property being adjacent to the planning application site.

Kaysar Hussein declared a personal and prejudicial interest in application 15/03130/FUL, First Floor extension to Yeovil District Hospital to provide an additional 24 beds, at Yeovil District Hospital, Higher Kingston, due to his property being adjacent to the planning application site.

Kaysar Hussein declared a personal and prejudicial interest in application 15/02422/LBC, The display of 2 No. non illuminated fascia signs and 2 No. non illuminated projecting signs, 1-3 Princes Street, due to his business being adjacent to the planning application site.

Sarah Lowery declared a personal interest in application 15/02596/FUL, the erection of a single storey dwelling house at 177 Monksdale, due to her acquaintance with the applicant.

9/22 **PLANS LIST**

1. **Planning Application: 15/03002/FUL**

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new residents car park and relocation of oxygen tank enclosure. (GR 355505/116348)
Recommending Case Officer:	Simon Fox
Target date :	28th September 2015
Applicant :	Yeovil District Hospital NHS Foundation Trust
Type : 05	Major Other f/space 1,000 sq.m or 1 ha+

(Kaysar Hussein, 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 and did not return to the meeting).

Members of the public raised objections regarding the application on grounds of height of car park, anti-social behaviour, security, loss of privacy and light pollution. The Planning Area Lead Officer informed the Committee the car park was one and a half stories above ground level. The design incorporated a mesh design to restrict overlooking, but allows airflow, and solid blockwork on exit ramps to restrict light pollution.

The Highways Authority had given approval regarding the exit on to the A37 and an audit had not raised any substantive issues. Also the design allowed for a better flow of traffic, an internal queuing and barrier system was incorporated in the plan, and pay on exit.

The Committee was disappointed that no agent from the hospital had attended the meeting.

RECOMMEND APPROVAL in principle due to the evident need, but for issues relating to landscaping, trees, ecology, residential amenity and pollution to be considered in light of neighbour representations before referral to South Somerset District Area South Committee.

(Andrew Kendall joined the meeting)

2. **Planning Application: 15/03130/FUL**

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	First Floor Extension to Yeovil District Hospital to provide for an additional 24 beds. (GR 355505/116348)
Recommending Case Officer:	Simon Fox
Target date :	4 th September 2015
Applicant :	Yeovil General Hospital NHS Foundation
Type :	10 – Minor extension other

RECOMMEND APPROVAL

3. **Planning Application: 15/02646/FUL**

Site Address:	2 Danielsfield Road Yeovil Somerset
Ward :	South Ward
Proposal :	The demolition of existing dwelling and erection of replacement dwelling (GR 354633/114701)
Recommending Case Officer:	Andrew Collins
Target date :	3rd August 2015
Applicant :	Mr Andrew Jones
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL subject to an informative seeking to avoid obstruction in the highway by works traffic.

4. **Planning Application: 15/02993/FUL**

Site Address:	Land Adjoining 18 Camborne Place Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of 2 No. dwellings with associated works (Revised Application) (GR 357088/116430)
Recommending Case Officer:	Andrew Collins
Target date :	21st August 2015
Applicant :	Grace & Fraser Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

Member of the public raised objections to the proposed plans in regard to the overbearing nature of the development, foundation concerns on nearby properties which could cause subsidence, right of light issues and loss of privacy.

The Planning Area Lead Officer informed the Committee that the Railway authorities had no problem with the application, the off road parking issue had been resolved by moving the properties forward five metres, and that the light pollution issue had also been resolved.

RECOMMEND APPROVAL subject to concerns regarding 'right to light' and foundation design being taken into account.

5. **Planning Application: 15/03096/FUL**

Site Address:	Land Off Rustywell Lane Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a new static home with parking spaces (GR 354946/115272)
Recommending Case Officer:	Jane Green
Target date :	21st August 2015
Applicant :	Rustywell Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

Committee Members had concerns in regard to traffic impact, access to site and loss of parking.

The Planning Area Lead Officer informed the Committee that the Highways Authority had agreed access from Maple Drive and not Hendford Hill.

RECOMMEND APPROVAL subject to sufficient parking spaces on site being retained, and access via Maple Drive.

6. **Planning Application: 15/03190/FUL**

Site Address:	Allotment Gardens Pen Mill Station Approach Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of 3 dwellings with associated parking (GR 356922/116291)
Recommending Case Officer:	Andrew Collins
Target date :	31st August 2015
Applicant :	Mr GAJ De Lotbiniere
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Area Lead Officer informed the Committee that the GWRSC Club had concerns that a pavement had been removed. The Officer did not think this was the case and would need to clarify.

RECOMMEND APPROVAL

7. **Planning Application: 15/03208/FUL**

Site Address:	Land Adjoining 3 Everton Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The continued use of No. 3 Everton Road as a separate dwelling and the erection of a terrace of 4 No. dwellings with associated car parking (Re-Submission) (GR 355328/115725)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	31st August 2015
Applicant :	JAF (Yeovil) Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Area Lead Officer informed the Committee that an objection had been received in regard to insufficient parking, and highlighted that the previous Planning Consents 11/03142/FUL and 08/02186/FUL had expired.

RECOMMEND APPROVAL

8. **Planning Application: 15/02422/LBC**

Site Address:	1-3 Princes Street Yeovil Somerset
Ward :	Central Ward
Proposal :	The display of 2 No. non illuminated fascia signs and No. non illuminated projecting signs (GR 355548/115987)
Recommending Case Officer:	Andrew Collins
Target date :	13th August 2015
Applicant :	Connells Residential
Type : 15	Other LBC Alteration

RECOMMEND APPROVAL

9. **Planning Application: 15/02550/FUL**

Site Address:	26 Central Acre Yeovil Somerset
Ward :	Central Ward
Proposal :	The conversion of existing garage and creation of additional parking (GR 355897/115680)
Recommending Case Officer:	Jane Green
Target date :	30th July 2015
Applicant :	Mr & Mrs N Castle
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

10 **Planning Application: 15/02596/FUL**

Site Address:	177 Monks Dale Yeovil Somerset
Ward :	West Ward
Proposal :	The erection of a single storey extension to dwelling house (GR 353824/116735)
Recommending Case Officer:	Jane Green
Target date :	30th July 2015
Applicant :	Mr & Mrs A Sharman
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL subject to the inclusion of an informative seeking to avoid obstruction in the highway by works traffic.

11 **Planning Application: 15/02827/FUL**

Site Address:	3 Oakridge Park Yeovil Somerset
Ward :	Hollands Ward
Proposal :	The erection of a single storey rear extension to dwelling house (GR 355176/116684)
Recommending Case Officer:	Jane Green
Target date :	17th August 2015
Applicant :	Mr Steve Parsons
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

12 **Planning Application: 15/02857/FUL**

Site Address:	49 Southway Drive Yeovil Somerset
Ward :	Hollands Ward
Proposal :	The erection of a single storey rear extension to dwelling (GR 354942/117023)
Recommending Case Officer:	Jacqui Churchill
Target date :	5th August 2015
Applicant :	Mr And Mrs Lewis Roberts
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer informed the Committee that no objections had been received from the Highways Authority.

RECOMMEND APPROVAL

13 **Planning Application: 15/02887/FUL**

Site Address:	5 Everton Road Yeovil Somerset
Ward :	Central Ward
Proposal :	The erection of an outbuilding for use as a hobbies room (Retrospective) (GR 355319/115709)
Recommending Case Officer:	Jane Green
Target date :	18th August 2015
Applicant :	Mr & Mrs R Brooks
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

14 **Planning Application: 15/02918/FUL**

Site Address:	18 Belvedere Road Yeovil Somerset
Ward :	East Ward
Proposal :	The erection of a conservatory to the rear of dwelling (Part Retrospective) (GR 357428/116963)
Recommending Case Officer:	Jacqui Churchill
Target date :	11th August 2015
Applicant :	Mr M Hayward
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer advised the Committee that no objections had been received from the Highways Authority.

RECOMMEND APPROVAL

15 **Planning Application: 15/03013/COU**

Site Address:	17 Middle Street Yeovil Somerset
Ward :	Central West
Proposal :	The change of use of land fronting premises from highway land to highway/additional outdoor seating area (GR 355758/115985)
Recommending Case Officer:	Jane Green
Target date :	2nd September 2015
Applicant :	Coffee#1 Limited
Type : 12	Other Change Of Use

RECOMMEND APPROVAL

16 **Planning Application: 15/03104/LBC**

Site Address:	22 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Minor external alterations to display a non illuminated fascia sign (Implemented) (GR 355586/116056)
Recommending Case Officer:	Jacqui Churchill
Target date :	31st August 2015
Applicant :	Greenslade Taylor Hunt
Type : 15	Other LBC Alteration

The Planning Area Lead Officer advised the Committee that no objection had been received from the Conservation Officer or Highways Authority.

RECOMMEND APPROVAL

17 **Planning Application: 15/03192/FUL**

Site Address:	112 Legion Road Yeovil Somerset
Ward :	Yeovil (Hollands)
Proposal :	The erection of a single storey rear extension and single storey garage and store (GR 354678/116625)
Recommending Case Officer:	Jane Green
Target date :	28th August 2015
Applicant :	Mr And Mrs P R Watts
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

18 **Planning Application: 15/03206/FUL**

Site Address:	16 Northbrook Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Erection of a shed (Retrospective) (GR 356584/117451)
Recommending Case Officer:	Jane Green
Target date :	3rd September 2015
Applicant :	Mr Ryan Ferrari
Type : 13	Other Householder - not a Change of Use

Members of the Committee raised concerns regarding the location and design of the shed.

RECOMMEND REFUSAL on the grounds that the proposal is out of keeping with the existing area due to its location and design.

9/23 **REPORT TABLE**

Application No: 15/02421/ADV

Proposal: The display of 2 No. non illuminated fascia signs and 2 No. non illuminated projecting signs

Location: 1-3 Princes Street, Yeovil, Somerset

RECOMMEND APPROVAL

Application No: 15/01549/ADV

Proposal: The display of 3 No. internally illuminated fascia signs and 8 No. internally illuminated intermittent fascia screens.

Location: Cineworld UK, Yeo Leisure Park, Old Station Way, Yeovil, Somerset.

RECOMMEND APPROVAL

Application No: 15/03100/ADV

Proposal: The display of a non-illuminated sign (retrospective)

Location: 22 Princes Street, Yeovil, Somerset

RECOMMEND APPROVAL

Application No: 15/03129/ADV

Proposal: The display of 2 No. non-illuminated fascia signs

Location: Delaware, 106 Hendford, Yeovil, Somerset.

Application not considered as invalid.

WITHDRAWN

9/24 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

9/25 **STREET TRADING APPLICATION – PITCH 14**

Consideration was given to the street trading application for a mobile Butchers van. Pictures of the proposed unit were circulated to Members.

RESOLVED

that the Street Trading Application be approved.

9/26 **STREET TRADING APPLICATION – PITCH 8**

Consideration was given to the street trading application for a Bakers stall. Picture of the proposed stall was circulated. Some concern was raised that the location of the pitch was too close to other retailers selling a similar product.

RESOLVED

that the Street Trading Application be approved.

9/27 **BEST VALUE**

The Committee considered the Best Value report (agenda item 9 refers).

RESOLVED

(1) that the achievements of the last year be noted; and

(2) that the same targets be set for the coming year's performance.

9/28 **NEW INITIATIVES BUDGET**

The Committee considered the New Initiatives Budget report (agenda item 10 refers).

RESOLVED

that the New Initiative budget be noted and that the Members consider submitting bids having regard to the policy and services that fall within the remit of the Committee.

9/29 **CORRESPONDENCE**

The Finance Administrator reported that a letter had been received from the Countryside Manager regarding the removal and replacement of trees along the cycleway at Yeovil Country Park. A copy of the letter would be e-mailed to Members, and the proposal would be discussed at the next meeting.

RESOLVED

that the matter be noted.

9/30 **FINANCIAL STATEMENT – APRIL / MAY 2015**

The Committee considered the Financial Statement for the period of 1 April to 31 May 2015 (agenda item 12 refers).

RESOLVED

that the Financial Statement be noted.

Chairman