

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 16 March 2015**

(7.00pm to 7.25pm)

Present:

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

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Jennie Roberts – Planning Officer (SSDC)

8/697 **MINUTES**

The Minutes of the previous meeting held on 2 March 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/698 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from John Clark.

8/699 **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.

8/700 **PLANS LIST**

1. **Planning Application: 15/00749/FUL**

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| Site Address: | Land Adjoining 20 Camborne Grove Yeovil |
| Ward : | Yeovil (East) |
| Proposal : | The erection of a block of 7 No. flats with associated car parking and alterations to access (Revised application) (GR 357030/116377) |

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| Recommending Case Officer: | Simon Fox |
| Target date : | 8th April 2015 |
| Applicant : | Mr And Mrs D Boulton |
| Type : 06 | Minor Dwellings 1-9 site less than 1ha |

The Planning Officer informed the Committee that there was no requirement for the inclusion of social housing as there were only seven units proposed. A Lime tree on the site subject to a Tree Preservation order had been referred to by South Somerset District Council's Tree Officer – it was confirmed that the proposed dwellings would not impact on the roots of the tree, but that some modification to the pathway would be required and this would be included as a condition in any Planning Determination. The Highways Authority had referred to their Standing Advice which would refer to parking – the Planning Officer confirmed that sufficient parking provision was included to conform.

Neighbours had written to the Planning Authority to raise concerns regarding the potential additional traffic adding to congestion in the area; additional on street parking; and the effect the proposals would have on the Lime Tree.

The Planning Officer informed the Committee that Wessex Water had raised no objections, but had provided informatives which would be included in any Planning Determination.

RECOMMEND APPROVAL

2. **Planning Application: 15/00951/COU**

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|----------------------------|--|
| Site Address: | 37 Victoria Road Yeovil Somerset |
| Ward : | Yeovil (East) |
| Proposal : | The change of use of part of garage to a hair salon (GR 356839/116617) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 20th April 2015 |
| Applicant : | Miss Zoe Warren |
| Type : 12 | Other Change Of Use |

The Planning Officer informed the Committee that the Highways Authority had commented that the proposed change of use may add to parking problems in the area, but that it was unlikely to be at peak times for residential parking needs. She added that a neighbour had written to the Planning Authority to raise concerns about potential additional on street parking.

Zoe Warren, applicant, explained that she had off street parking available on her driveway, and whilst it was not easy, it was possible to turn around at the end of the driveway if necessary.

RECOMMEND APPROVAL

3. **Planning Application: 15/00300/FUL**

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|----------------------------|--|
| Site Address: | Yeovil Women's Hospital Higher Kingston Yeovil |
| Ward : | Yeovil (Central) |
| Proposal : | Installation of 3 No external ducts, roof mounted condenser unit, heat pump inverter and extract unit (GR 355592/116277) |
| Recommending Case Officer: | Mrs Jennie Roberts |
| Target date : | 8th April 2015 |
| Applicant : | Yeovil District Hospital |
| Type : 10 | Minor Other less than 1,000 sq.m or 1ha |

RECOMMEND APPROVAL

4. **Planning Application: 15/00734/LBC**

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|----------------------------|---|
| Site Address: | Yeovil Trinity Foyer Peter Street Yeovil |
| Ward : | Yeovil (Central) |
| Proposal : | The carrying out of internal alterations including the installation of new partition walls to sub-divide the first floor, front room on Peter Street and installation of a new partition and ceiling to the second floor room above to provide three flats (GR 355803/115881) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 16th April 2015 |
| Applicant : | Knightstone Housing Association |
| Type : 15 | Other LBC Alteration |

The Planning Officer informed the Committee that the Conservation Officer had requested details of the finishes of the partition and would include a condition in any Planning Determination with regard to appropriate materials within this listed building.

It was noted that the term "flats" is a little misleading as the proposed bedrooms would share a bathroom facility.

RECOMMEND APPROVAL

5. **Planning Application: 15/00773/FUL**

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|---------------|-----------------------------------|
| Site Address: | 21 Yew Tree Close Yeovil Somerset |
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| Ward : | Yeovil (South) |
| Proposal : | The erection of a single storey rear extension to dwellinghouse (GR 354442/114786) |
| Recommending Case Officer: | Jane Green |
| Target date : | 24th April 2015 |
| Applicant : | Mrs Kate Bowyer |
| Type : 13 | Other Householder - not a Change of Use |

The Planning Officer informed the Committee that the Highways Authority had responded with no observations.

RECOMMEND APPROVAL

6. Planning Application: 15/00975/FUL

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|----------------------------|---|
| Site Address: | 21 Everton Road Yeovil Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | The formation of a pitched roof on existing studio/workshop (GR 355295/115646) |
| Recommending Case Officer: | Jacqui Churchill |
| Target date : | 20th April 2015 |
| Applicant : | Mr Graham Bartlett |
| Type : 13 | Other Householder - not a Change of Use |

The Planning Officer informed the Committee that the Highways Authority had responded with no observations.

Graham Bartlett, applicant, explained to the Committee that his proposals would fix a leaking roof, improve the aesthetics of the building and serve as a screen to the light which spilled over from the property behind. He added that the materials chosen would be more in keeping with the area.

It was noted that Planning Permission was required due to the height and the proximity of the building to the boundary. It was expressed that it would not be appropriate to be used for accommodation.

RECOMMEND APPROVAL

8/701 PLANNING DECISIONS

The Assistant Town Clerk informed the Committee that letters had been received from South Somerset District Council with respect to the two Planning Decisions which differed from the Town Council's recommendations: 14/05342/FUL, The erection of an extension to existing garage and replace flat roof with pitched roof and alterations to front entrance porch at 80

Ilchester Road and 15/00510/FUL, The change of use of land for the siting of a storage container in relation to car wash facility (Revised Application) at Box Factory Car Park, South Street – a copy of the letters available from the Assistant Town Clerk on request.

RESOLVED

that the Planning Decision be noted.

8/702 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received from Somerset County Council regarding the following Planning Determination:

Planning Application: 15/00245/R3C

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 an SEN School.

Location: The Markwick Centre, Dampier Street, Yeovil, BA21 4EN

Decision: Permission is Granted

RESOLVED

that the correspondence be noted.

8/703 **FINANCIAL STATEMENT – DECEMBER 2014/JANUARY 2015**

The Committee considered the Financial Statement for the period of 1 December 2014 to 31 January 2015 (agenda item 7 refers).

Chairman

SF
17/03/15