

## 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 March 2015**

(7.00pm to 7.35pm)

### **Present:**

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

### **Also Present:**

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

### 8/691 **MINUTES**

The Minutes of the previous meeting held on 16 February 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/692 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from John Clark and Kris Castle.

### 8/693 **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.

### 8/694 **PLANS LIST**

#### 1. **Planning Application: 15/00401/FUL**

Site Address:	72 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and conversion of existing building to form No. flats and 1 No. studio and the erection of 2 No. dwellinghouses and associated works (Revised application 14/01534/FUL). (GR 354875/116430)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	25th March 2015

Applicant :	Mr D Paull
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Assistant informed the Committee that two neighbour objections had been received raising concerns about insufficient parking, that the proposals were out of keeping with the conservation area, and that they would restrict light to a neighbours' window. She added that comments had been received from the Conservation Officer requesting detailed plans for a number of items along with a Schedule of Works.

## **RECOMMEND APPROVAL**

### 2. **Planning Application: 15/00672/FUL**

Site Address:	94 - 98 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of 2 No. dwellinghouses with associated access and parking (Revised Application) (GR 356369/116250)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	8th April 2015
Applicant :	Chamba Developments
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Assistant informed the Committee that the Highways Authority had referred to their Standing Advice. The Planning Assistant advised that this would include parking provision, the ability to enter and exit the site in a forward gear (which had been addressed by the inclusion of a small turning area); and visibility (which had been raised by the Planning Inspector when it had been referred for appeal following the last determination for refusal by SSDC). She added that the layout of the properties had been changed to address the concern that vehicles would be parked immediately outside a living room window.

## **RECOMMEND REFUSAL due to lack of visibility making access and egress unsafe, particularly on this part of the highway**

### 3. **Planning Application: 15/00712/FUL**

Site Address:	24 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Revised planning application for a two storey and single storey extension with alterations (GR 355395/117396)
Recommending Case Officer:	Jane Green
Target date :	10th April 2015
Applicant :	Mr & Mrs M Gower
Type : 13	Other Householder - not a Change of Use

## RECOMMEND APPROVAL

### 4. Planning Application: 15/00485/FUL

Site Address:	Steep Holme Penn Hill Park Yeovil
Ward :	Yeovil (Central)
Proposal :	Removal of conservatory to front elevation and construction of new two storey extension to front elevation with porch canopy to front door, construction of new two storey extension to rear elevation and alterations (GR 355566/115576)
Recommending Case Officer:	Jacqui Churchill
Target date :	2nd April 2015
Applicant :	Mr & Mrs K Antoski
Type : 13	Other Householder - not a Change of Use

The Planning Assistant informed the Committee that SCC Archaeology had raised no objections and the Highways Authority had referred to their Standing Advice which would refer to parking provision. She added that one neighbour objection had received raising concerns over privacy and loss of light.

## RECOMMEND APPROVAL

### 5. Planning Application: 15/00603/FUL

Site Address:	105 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing garage and the erection of a replacement garage/workshop (GR 354433/116149)
Recommending Case Officer:	Jacqui Churchill
Target date :	8th April 2015
Applicant :	Mr Andrew Brooks
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 which would refer to parking provision but added that as no further bedrooms were proposed, the only consideration would be loss of parking. In answer to a query it was explained that the proposals did not fall within permitted development due to the height and the proximity to the boundary.

**RECOMMEND APPROVAL subject to a condition to ensure domestic use only of garage/workshop**

6. **Planning Application: 15/00623/FUL**

Site Address:	14 Plantagenet Park Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 354213/115115)
Recommending Case Officer:	Jacqui Churchill
Target date :	3rd April 2015
Applicant :	Mr And Mrs James Gaylard
Type : 13	Other Householder - not a Change of Use

The Planning Assistant informed the Committee that two neighbour objections had been received.

Peter Knott, objector explained to the Committee that he was concerned that the proposed extension to his neighbours' property would be built over sewerage drains and an inspection cover to a sewer leading from his property. Reassurances were given that Mr Knott had been correct in contacting Wessex Water, and that the matter would also be noted during the application for Building Regulations.

**RECOMMEND APPROVAL subject to an informative referring to comments from Wessex Water regarding the sewerage system**

7. **Planning Application: 15/00702/FUL**

Site Address:	79 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to the rear of dwelling (GR 355426/117170)
Recommending Case Officer:	Jacqui Churchill
Target date :	3rd April 2015
Applicant :	Mr D Maynard-Griffin
Type : 13	Other Householder - not a Change of Use

The Planning Assistant informed the Committee that that the Highways Authority had referred to their Standing Advice, and that the proposals did not fall within permitted development due to the height of the conservatory.

**RECOMMEND APPROVAL**

8/695 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decision be noted.

The Assistant Town Clerk informed the Committee that the following Notification of Appeal Decision had been received:

**Planning Application Decision Reference:** 14/01699P3JPA

**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 BA20 1LU

The appeal was allowed – a copy of the Inspector’s Decision available from the Assistant Town Clerk on request.

The Assistant Town Clerk also informed the Committee that an email had been received from South Somerset District Council’s Tree Officer with regard to the following Tree Preservation Order application which was refused pending more information by the Town Council’s Planning and Licensing Committee:

**Planning Application:** 15/00379/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

In the correspondence the Tree Officer explained that the two Cypress trees are located too close to the neighbouring dwelling to be sustainable and are blocking the availability of daylight to a main living room (a potential High Hedges issue) whilst providing little in the way of public amenity value. He added that the Committees’ request for an engineers/arboricultural report was understandable but not necessary as the problem was apparent and the tree owners were simply being reasonable neighbours.

He sent reassurances that a condition imposing replacement plantings (x2 Magnolia’s) will be imposed and that he would ensure that the trees get properly installed.

The Assistant Town Clerk informed the Committee that a letter had been received from South Somerset District Council to inform the Town Council that the following application:

**Planning Application:** 15/00510/FUL

**Proposal:** The change of use of land for the siting of a storage container in relation to car wash facility (Revised Application)

**Location:** Box Factory Car Park South Street Yeovil BA20 1NZ

was to be considered at SSDC’s Area South Committee on Wednesday 4<sup>th</sup> March

## **RESOLVED**

that the correspondence be noted.

Chairman