

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 30 March 2015**

(7.00pm to 9.40pm)

Present:

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

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Simon Fox – Planning Area Lead Officer (South) (SSDC)

8/704 **MINUTES**

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

8/705 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

8/706 **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.

8/707 **PLANS LIST**

1. **Planning Application: 14/05169/FUL**

Site Address:	15 Tanyard Way Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations in relation to the change of use of live/work unit to residential dwelling

	(GR 356047/115749)
Recommending Case Officer:	Andrew Collins
Target date :	1st May 2015
Applicant :	Mr & Mrs B Ringrose
Type : 12	Other Change Of Use

The Planning Area Lead Officer informed the Committee that the Highways Authority referred to their Standing Advice which related to additional use of the highway and available parking. It was confirmed that one parking space is already included.

RECOMMEND APPROVAL

2. Planning Application: 15/00736/FUL

Site Address:	181 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Formation of vehicular access and hardstanding to front of property (GR 354622/117333)
Recommending Case Officer:	Jane Green
Target date :	5th May 2015
Applicant :	Mr & Mrs Graham Evans
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer informed the Committee that the Highways Authority referred to their Standing Advice and South Somerset District Council's own Highways Consultant has stated that ideally onsite turning would be provided, but if this is not possible, the visibility splay onto Ilchester Road would be considered acceptable.

Martin Wilde, agent, addressed the Committee and explained that a similar application had been considered for a neighbouring property last year. It was confirmed that a permit would be required by the applicant from Somerset County Council to allow the removal of the grass verge and access over the highway land.

RECOMMEND APPROVAL

3. Planning Application: 15/00914/FUL

Site Address:	2 Clarks House Hendford Grove Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion of first floor flat into 2 separate flats (Retrospective) (GR 355398/115846)

Recommending Case Officer:	Mrs Jennie Roberts
Target date :	16th April 2015
Applicant :	Mr Brian Clarke
Type : 06	Minor Dwellings 1-9 site less than 1ha

In answer to a query it was confirmed that there was one parking place per flat. It was also confirmed that the Planning Case Officer was in consultation with Building Control with regard to fire safety inspections.

RECOMMEND APPROVAL

4. **Planning Application: 15/01195/FUL**

Site Address:	The Old Water Tower Ashford Grove Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of cycle/bin store (Retrospective) (GR 355615/117518)
Recommending Case Officer:	Jane Green
Target date :	13th May 2015
Applicant :	Bunny Construction Ltd
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Area Lead Officer informed the Committee that there were no highway safety or parking implications in relation to this application. He explained that the proposal was for stand-alone cycle storage in lieu of the cycle storage, which was proposed to be located at the end of the car port which will no longer be built.

RECOMMEND APPROVAL

5. **Planning Application: 15/01210/FUL**

Site Address:	Land Adjoining 18 Camborne Place Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of 2 No. dwellings with associated works (GR 357088/116430)
Recommending Case Officer:	Andrew Collins
Target date :	5th May 2015
Applicant :	Grace & Fraser Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Area Lead Officer informed the Committee that the Highways Authority referred to their Standing Advice and South Somerset District Council's own Highways Consultant has stated that the traffic impact was likely to be acceptable.

Mr Hawkins, objector, informed the Committee of his concerns regarding the loss of light to his property and the detrimental impact the proposals would have on parking which was currently flexibly shared throughout the street. He stated that he felt the street was busier than had been suggested by the Highways Consultant, that the design of the building was out of keeping with the area and that it protruded significantly beyond the existing building line. A letter from Mr Hawkins was also briefly summarised by the Planning Area Lead Officer which raised additional issues including water and sewerage pipes running along the planning application site and concerns regarding excavation of the clay soil close to the foundations of the existing properties.

In answer to a query the Planning Area Lead Officer confirmed that the existing and proposed buildings would be 1 metre apart at the closest point on the gable end.

RECOMMEND REFUSAL on the grounds of overdevelopment, contrary to street scene and existing building line, and loss of light to no. 10 Camborne Place.

8/708 PARISH/TOWN CONSULTATION – TREE PRESERVATION ORDER

Application Number: 15/01121/TPO

Applicant: Mr Christopher Osmond

Proposal: Application to fell a Sycamore tree known as T.12 in the South Somerset District Council (Yeovil No.5) Tree Preservation Order 1999 (GR 353583/116336)

Location: 15 Abbots Meade Yeovil Somerset BA21 3PJ

It was confirmed by the Planning Area Lead Officer that the replacement tree would be planted in the garden, as the sycamore had been.

RECOMMENDED APPROVAL

8/709 PARISH/TOWN CONSULTATION – TREE PRESERVATION ORDER

Application Number: 15/01226/TPO

Applicant: Otter Homes Ltd

Proposal: Application to fell an Oak tree known as T.1, to carry out tree surgery works to a Spruce tree known as T4 and a Cedar tree known as T.5 all within the South Somerset District Council (Yeovil No.2) Tree Preservation Order 1998 (GR 355105/116301)

Location: Park House 45 The Park Yeovil Somerset BA20 1DF

During the discussion regarding the Turkey Oak it was agreed that it would be preferred that the tree be sympathetically pruned if removal was not entirely necessary.

RECOMMENDED APPROVAL subject to the approval of South Somerset District Council's Tree Officer and that he be informed that the Committee would prefer to see the Turkey Oak pruned if removal is not necessary.

8/710 ADJOINING PARISH CONSULTATIONS

a. **Application No:** 15/01000/OUT

Proposal: Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1,B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing/care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)

Location: Land at Keyford Dorchester Road Yeovil Somerset

Parish: East Coker

The Planning Area Lead Officer presented the proposed plans and explained that the Outline Planning Application site borders Barwick and Stoford Parish Council as well as Yeovil. He explained that the proposals stem from the Local Plan process and outlined the linkages within the site as well as the radial pattern which will enhance the overall feel of the Urban Extension.

The Planning Area Lead Officer also described the plans for the employment areas and access within the site to shops, schools, health facilities, sports pitches and a play area. The Urban Extension was being designed to link into new and existing infrastructure works provided by Somerset County Council, and would include two employment areas, and a "market square" providing a community hub. An assessment of current bus routes had taken place, and the roads around the site had been designed to combat a "rat-run" effect through the area. A mix of different housing would be proposed, set against a varied landscape, and a mixture of densities of property. As the proposals were developed they would be subject to an established design code.

Concerns were raised regarding parking for the designated employment land, and the importance of the community facilities, especially school and healthcare was stressed. Members were pleased with the overall layout and the proposed density of properties quoted as 25/30 per hectare.

RECOMMENDED that the matter be noted.

b. **Application No:** 14/02554/OUT

Proposal: Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works (GR 357198/118268)

Location: Upper Mudford Primrose Lane Yeovil Somerset

Parish: Mudford

The Planning Area Lead Officer presented the proposed plans and described how this Urban Extension would fit on the outskirts of Yeovil adjacent to Lyde Road and Mudford Hill. He explained that the neighbourhood centre had been confirmed, and drew attention to a new secondary access onto Lyde Road which would allow a link through from Lyde Road to the neighbourhood centre. It was explained that the attenuation ponds had been moved outwards from the site slightly, and had been enlarged in response to local concerns. With regard to integration into existing infrastructure, the Planning Area Lead Officer explained that the roads would link into the new Wyndham Park roundabout. He added that a long term goal was to provide better cycle routes which would link this development with other urban extensions, the railway station, and other parts of town for both employment and leisure purposes.

RECOMMENDED that the matter be noted.

8/711 **PLANNING DECISIONS**

RESOLVED

that the Planning Decision be noted.

8/712 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SF
30/03/15