

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 27 May 2015**

(6.00pm to 7.35pm)

### **Present:**

Pauline Lock – Chairman	Tony Lock
Graham Oakes – Vice Chairman	Sarah Lowery
Kris Castle	Evie Potts-Jones
Phil Chandler	Andrew Pugsley
Gail Freeman-Bell	Wes Read
Peter Gubbins	David Recardo
Kaysar Hussain	Manny Roper
Andy Kendall	Darren Shutler
Terry Ledlie	Alan Smith
Mike Lock	Rob Stickland

### **Also Present:**

Helen Ferdinand – Assistant Town Clerk (Job Share)  
Andrew Collins – Planning Officer (SSDC)

### 9/4 **MINUTES**

The Minutes of the previous meeting held on 27 April 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 9/5 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Vijay Adampalli, Nagaraja Akkisetty, Tristan Cobb and Joe Conway.

### 9/6 **DECLARATIONS OF INTEREST**

Peter Gubbins, Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, David Recardo, 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.

During the course of the discussion for application 15/01767/FUL at 13 Rosebery Avenue Andrew Kendall declared a personal interest.

1. **Planning Application: 15/01630/COU**

Site Address:	The Old Courthouse, 20 Kingston, Yeovil
Ward :	Yeovil (West)
Proposal :	The change of use of premises from a dwelling/bed & breakfast to a hostel (GR 355325/116417)
Recommending Case Officer:	Simon Fox
Target date :	19 June 2015
Applicant :	Mrs J Fuller
Type : 12	Other Change of Use

The Planning Officer informed the Committee that the Environmental Protection Officer had no comments; the Highways Authority had referred to their standing advice; and the District Council's Highways Consultant had commented that although there were less parking spaces than proposed bedrooms in the hostel, the property was in a sustainable location close to the town centre, and there was sufficient parking provision for bikes. The Conservation Officer had concerns in respect of the property being a Grade II listed building. Building regulations would require alterations to the building which may not be acceptable as a listed building, and thus be contrary to the National Planning Policy Framework. He recommends refusal.

Two letters of objection had also been received: one from the Park School concerned about security issues, and access and parking; the other from a neighbour who was concerned about the building work that had been continuing for many years at the property.

Robin Bryer, agent, explained to the committee that the original part of the building was early 19<sup>th</sup> Century, and there had been a later 20<sup>th</sup> Century addition. He emphasised that the property was near the centre of the town and was in a good location for a hostel close to Yeovil College and the hospital. He did not anticipate that much parking would be required, and did not foresee a problem with the building regulations. He added that the proposed hostel use would enable the completion of the current building works. He thought a hostel would be a good use for such a large building in this location.

During the following discussion a number of issues were raised. Members were concerned about the proximity of the hostel to the school and safeguarding the children. In terms of the property being listed, the on-going building works and the alterations that would be required under the building regulations were issues to take into consideration. Members also questioned and discussed the difference between a 'house in multiple occupation' (HMO) and a hostel, and the planning officer referred to the response of the agent set out in the report. Members concluded that they did not have enough information or clarity about the proposal, and felt the security of the children at the nearby school was paramount.

**RECOMMEND REFUSAL** on the grounds of lack of information and clarity as to what is being proposed, and concerns in respect of the safeguarding of children. The District Council is encouraged to undertake further negotiations with the agent before, and if, the application is to be determined at the District Council's Area South Committee.

2. **Planning Application: 15/01316/FUL**

Site Address:	Court Ash House, Court Ash, Yeovil
Ward :	Yeovil (Central)
Proposal :	Proposed additional storey to existing building to contain 4 no. new residential apartments, another storey providing access to plant room/roof terrace for flat 1, change of use of ground floor from office to 2 no. flats and garaging with external alterations and creation of bin store (Part Retrospective) (GR 355711/116143)
Recommending Case Officer:	Simon Fox
Target date :	27 May 2015
Applicant :	Energy Drop Zone Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority had referred to their standing advice, and that comments from the Conservation Officer should be noted. He emphasised that the application just concerned alterations to the external design with the number of apartments on the previously permitted additional floor being reduced from 5 to 4.

James Kinnear, agent, explained that amendments had been made to the scheme following a meeting with the case officer, and in the light of the comments of the Conservation Officer. The alterations to the scheme had to be carried out in order to meet building regulations. An assessment had been carried out and concluded that there was no impact on the adjacent Conservation Area.

**RECOMMEND APPROVAL**

3. **Planning Application: 15/01767/FUL**

Site Address:	13 Rosebery Avenue, Yeovil
Ward :	Yeovil (East)
Proposal :	Alterations, the conversion of dwelling to 2 no. flats, demolition of dental surgery and outbuildings and the change of use of land and erection of 2 no. dwellings with associated parking and new vehicular access. (GR 356522/116840)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17 June 2015

Applicant :	Mr Richard Moore
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that a further letter of objection had been received raising concerns about the adverse impact of the development on on-street parking in the area, and the potential for overlooking adjacent rear gardens. Amended drawings had been received showing amended windows to address the overlooking issue. The District Council's Highways Consultant had recommended conditions relating to visibility splays, parking and the provision for bicycles.

Martin Wilde, agent, referred to the fact that more parking was being provided than was required by the Highway Authority's standing advice, and that the revised proposal avoided overlooking of nearby gardens.

In their discussion, Members recognised the overlooking issue had been addressed and that the parking provision met the requirements.

#### **RECOMMEND APPROVAL**

#### 4. **Planning Application: 15/01820/FUL**

Site Address:	Former Seatons Garage, West Garage, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 6 no. apartments with associated parking, landscaping and communal gardens (GR 354941/115608)
Recommending Case Officer:	Andrew Collins
Target date :	18 June 2015
Applicant :	Stonewater Ltd and Brookvale Homes
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer clarified that the application was to change two 3 bed semi-detached houses previously approved to a block of six 1 bed flats. The Highway Authority had referred to their standing advice, and the District Council's Highway Consultant had raised no objection in respect of the parking provision.

In response to Members questions, the planning officer confirmed that access to this part of the site was acceptable, and that six parking spaces would be provided which was in accordance with the parking strategy.

#### **RECOMMEND APPROVAL**

#### 5. **Planning Application: 15/01952/OUT**

Site Address:	Land Rear of 25 & 27 Glenthorne Avenue, Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a bungalow

	(GR 355596/117385)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	18 June 2015
Applicant :	Mr Alex Rollo
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer emphasised that this was an outline application with all matters reserved.

Alex Rollo, applicant, explained to Members that the site is currently used as a garden, but formally accommodated a garage and parking. The parking has now moved to the front of the house. He now wanted to down-size and build a house for himself on the land. The access did not require planning permission as Glenthorne Avenue is an unclassified road, and it was suitable for emergency services.

### **RECOMMEND APPROVAL**

#### **6. Planning Application: 15/01628/FUL**

Site Address:	Abbey Manor Business Centre, Preston Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The use of land for additional parking (GR 353664/116240)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	16 June 2015
Applicant :	Abbey Manor Group Ltd
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that Historic England had no objections to the proposals in respect of the setting of a listed building.

### **RECOMMEND APPROVAL**

#### **7. Planning Application: 15/01659/FUL**

Site Address:	Pent House, Penn Hill Park, Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a single storey front entrance porch (GR 355617/115574)
Recommending Case Officer:	Jacqui Churchill
Target date :	10 June 2015
Applicant :	Mr & Mrs Simon & Gill Pape
Type : 13	Other Householder – not change of use

The planning officer informed the committee that the Highways Authority and the District's Highway Consultant had no objections to the proposal.

**RECOMMEND APPROVAL**

8. **Planning Application: 15/01721/LBC**

Site Address:	17 Peter Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of external alterations by the installation of 2 no. handrails (GR 355773/115900)
Recommending Case Officer:	Jane Green
Target date :	30 June 2015
Applicant :	Trinity House Dental Practice
Type : 15	Other LBC Alteration

**RECOMMEND APPROVAL**

9. **Planning Application: 15/01989/FUL**

Site Address:	28 Sparrow Road, Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey rear extension, front entrance porch and widening of vehicular access (GR 355603/116618)
Recommending Case Officer:	Jane Green
Target date :	18 June 2015
Applicant :	Mr & Mrs N Hooper
Type : 13	Other Householder – not change of use

The planning officer advised that the Environmental Protection Officer had no comments, and that amended plans had been received which reduced the size of the extension in accordance with the request of the case officer. He also confirmed that the proposed parking provision meets the requirements of the Parking Strategy.

**RECOMMEND APPROVAL**

10. **Planning Application: 15/02002/FUL**

Site Address:	Delaware Veterinary Surgery, Hendford Hill, Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a single storey extensions (GR 355141/115293)

Recommending Case Officer:	Jacqui Churchill
Target date :	18 June 2015
Applicant :	Delaware Veterinary Surgery
Type : 10	Minor Other less than 1,000 sq. m or 1ha

The planning officer advised that the Highways Authority had referred to their standing advice which required 12 parking spaces, and 13 spaces were being provided. The District's Highways Consultant had no comments. The Conservation Officer had raised no objections in respect of the impact of the proposals on the conservation area and adjacent listed building, but objected to the UPVC windows. These have subsequently been changed to timber.

#### **RECOMMEND APPROVAL**

#### 11. **Planning Application: 15/02021/FUL**

Site Address:	5 Maple Drive, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a replacement rear single storey extension to dwelling (GR 354761/115222)
Recommending Case Officer:	Jane Green
Target date :	22 June 2015
Applicant :	Mr & Mrs B Maddams
Type : 13	Other Householder – not change of use

The planning officer advised that the Highways Authority had no objections.

#### **RECOMMEND APPROVAL**

#### 12. **Planning Application: 15/02028/FUL**

Site Address:	1/3 Vicarage Walk, Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new air conditioning system on first floor and roof plant areas (GR 355882/116005)
Recommending Case Officer:	Simon Fox
Target date :	30 June 2015
Applicant :	H & M Hennes & Mauritz UK Ltd
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The planning officer informed the committee that a letter had been received objecting to the proposals in respect of the noise levels. An acoustic report had been submitted, and the Environmental Protection Officer had no objections. The Conservation Officer had not raised an objection.

The only concern raised by members was that once plant is installed and it becomes evident there is a problem it is then difficult to rectify the situation retrospectively. It was therefore requested that the air conditioning units be tested before they are brought into use.

**RECOMMEND APPROVAL** subject to a condition that the air conditioning units are acoustically tested before being brought into use.

9/8 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

9/9 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

HF  
04/06/15