

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 November 2015**

(6.00pm to 7.34pm)

Present:

Pauline Lock – Chairman	Graham Oakes
Kris Castle	Evie Potts-Jones
Phil Chandler	Andrew Pugsley
Gail Freeman-Bell	Manny Roper
Andrew Kendall	Darren Shutler
Mike Lock	Alan Smith
Tony Lock	Rob Stickland
Sarah Lowery	

Also Present:

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

6.00pm Cllr Graham Oakes (Vice Chair) took the Chair in the absence of Cllr Pauline Lock.

9/60 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Joe Conway (conflicting engagement), Kaysar Hussain (sickness), Terry Ledlie (conflicting engagement), and Wes Read (conflicting engagement).

9/61 **DECLARATIONS OF INTEREST**

Cllrs Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith, and Rob Stickland are members of South Somerset District Council and 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.

Manny Roper declared a Personal Interest only in planning application 15/04918/OUT at Land adjoining 40 Sunningdale Road, Yeovil as he is a friend and neighbour to the applicant.

Sarah Lowery declared a personal Interest only in planning application 15/04691/FUL at 4 Westfield Grove, Yeovil as she is a friend and neighbour to the applicant.

9/62 **MINUTES**

To approve as a correct record the Minutes of the previous meeting held on 19 October 2015.

RESOLVED

that the minutes of the meeting of Planning & Licensing Committee held on 19 October 2015 be signed by the Chairman as a correct record.

9/63 **PLANS LIST**

1. **Planning Application: 15/04691/FUL**

Site Address:	4 Westfield Grove Yeovil Somerset
Ward :	Yeovil (West) Parish ward: Hollands
Proposal :	The erection of a two storey side extension, a single storey rear extension and front entrance porch (GR 354674/116698)
Recommending Case Officer:	Jacqui Churchill
Target date :	21st December 2015
Applicant :	Mr Dean Wiseman
Type : 13	Other Householder - not a Change of Use

At 6.04pm Cllr Alan Smith arrived during the discussion of this item.

RECOMMEND APPROVAL

2. **Planning Application: 15/04727/FUL**

Site Address:	30A Middle Street Yeovil Somerset
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	Replacement of 4 No. windows on first and second floor on front elevation (GR 355817/115936)
Recommending Case Officer:	Jane Green
Target date :	21st December 2015
Applicant :	Radio Cabs
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

3. **Planning Application: 15/04793/FUL**

Site Address:	Land At Westfield Academy Freedom Avenue Yeovil
Ward :	Yeovil (West) Parish ward: West
Proposal :	The erection 3 No. bungalows (GR354146/116916)
Recommending	Andrew Collins

Case Officer:	
Target date :	28th December 2015
Applicant :	PD Land And Yarlinton Housing Group
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL subject to consultations.

At 6.12pm Cllr Pauline Lock arrived.

4. **Planning Application: 15/04794/R3D**

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central) Parish ward Central
Proposal :	Alterations and conversion to form 4 No. flats. (GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	9th December 2015
Applicant :	South Somerset District Council
Type : 06	Minor Dwellings 1-9 site less than 1ha

At 6.14pm Cllr Mike Lock arrived during the discussion of this item.

At 6.16pm Cllr Andrew Kendall arrived during the discussion of this item.

RECOMMEND APPROVAL

5. **Planning Application: 15/04795/R13**

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central) Parish ward Central
Proposal :	Alterations and conversion to form 4 No. flats. (GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	9th December 2015
Applicant :	South Somerset District Council
Type : 15	Other LBC Alteration

RECOMMEND APPROVAL

At 6.17 Cllr Pauline Lock took the Chair.

6. **Planning Application: 15/04835/OUT**

Site Address:	32 Kenmore Drive Yeovil Somerset
Ward :	Yeovil (Central) Parish ward: Milford
Proposal :	Outline application for a bungalow and garage (GR 355515/116733)
Recommending Case Officer:	Mrs Jennie Roberts

Target date :	16th December 2015
Applicant :	Mrs A M Dennett
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND REFUSAL on the grounds of inadequate parking and access arrangements, an adverse impact upon the character of the area, and overdevelopment of the site resulting in an unacceptable impact on the streetscene.

7. **Planning Application: 15/04850/FUL**

Site Address:	Vodafone 7 Vicarage Walk Yeovil
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	The carrying out of external alterations to shop front and minor front extension (GR 355898/116010)
Recommending Case Officer:	Andrew Collins
Target date :	30th December 2015
Applicant :	Mr Peter Cornforth
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

8. **Planning Application: 15/04863/FUL**

Site Address:	82 Earle Street Yeovil Somerset
Ward :	Yeovil (Central) Parish ward: Central
Proposal :	The conversion of existing dwellinghouse into 2 No. self-contained residential units (GR 356107/116082)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17th December 2015
Applicant :	Mr Rod Mclean
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

9. **Planning Application: 15/04879/FUL**

Site Address:	105 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South) Parish ward: Preston
Proposal :	The erection of a replacement garage (Part retrospective)(GR 353991/116089)
Recommending Case Officer:	Jacqui Churchill
Target date :	29th December 2015
Applicant :	Mr Stephen Marks
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

10. Planning Application: 15/04885/FUL

Site Address:	29 The Park Yeovil Somerset
Ward :	Yeovil (West) Parish ward: Park
Proposal :	The erection of a single storey rear extension and garden room extension (GR 355234/116234)
Recommending Case Officer:	Jane Green
Target date :	29th December 2015
Applicant :	Mr M Turner And Ms H James
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

11. Planning Application: 15/04901/COU

Site Address:	23 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West) Parish ward: Park
Proposal :	The change of use of premises from a residential care home to an HMO providing 8 single rooms in shared house (GR 354882/116247)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	23rd December 2015
Applicant :	Mr K Lambert
Type : 12	Other Change Of Use

At 6.45pm Cllr Phil Chandler arrived during the discussion of this item.

At 6.57pm Cllr Sarah Lowery left during the discussion of this item.

RECOMMEND APPROVAL subject to conditions concerning the control of surface water run-off and a limit of one resident per room, and a request that the rear access is considered thoroughly.

12. Planning Application: 15/04917/FUL

Site Address:	22 Hendford Yeovil Somerset
Ward :	Yeovil (Central) Parishward: Central
Proposal :	The creation of 1 No. windows to existing southwest elevation (Revised Application) (GR 355478/115881)
Recommending Case Officer:	Jane Green
Target date :	30th December 2015
Applicant :	Mr Mark Davies
Type : 07	Minor Offices less thn 1,000 sq.m or 1ha

RECOMMEND APPROVAL

13. Planning Application: 15/04918/OUT

Site Address:	Land Adjoining 40 Sunningdale Road Yeovil
Ward :	Yeovil (East) Parishward: East
Proposal :	Outline application for the erection of a dwelling (GR 356515/117127)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	30th December 2015
Applicant :	Mr & Mrs RF & DL Stephens
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

9/64 REPORT TABLE

Application No: 15/04650/COL

Proposal: Application for Certificate of Lawfulness for the existing erection of decking

Location: 6 Alexandra Road, Yeovil

Application No: 15/04724/PAPV

Proposal: Notification for prior approval for Solar Photovoltaics

Location: Westfield Academy, Yeovil

RESOLVED

to note application 15/04650/COL and that application 15/04724/PAPV had been withdrawn.

9/65 52 SOUTHWAY DRIVE – REMOVAL OF RAISED FLOWER BED

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2015 Parish Council Consultation

Application No: 15/04976/R3C

Applicant: Somerset County Council c/o Malcolm Burt

Proposal: Removal of a raised flower bed with retaining wall and the construction of a ramped entry from the pavement down to the main entrances, installation of a dropped kerb to the pavement and the installation of 5 smaller ramps to the rear of the property

Location: Selwyn Wing, 52, Southway Drive, Yeovil, Somerset, BA21 3ED

RECOMMEND APPROVAL

9/66 PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER

Application No: 15/04621/TPO

Applicant: Mr M Braithwaite

Proposal: Application to carry out tree surgery works to 2 No. birch trees known as T6 and 1 No. Field Maple known as T7 in the South Somerset

District Council (Yeovil No. 2) Tree Preservation Order 1986 (GR: 354837/116541)

Location: 3 Coverdale Court Yeovil Somerset BA21 3AU

RECOMMEND APPROVAL

9/67 **STREET TRADING APPLICATION – PITCH 6**

The Committee considered a request from Claire and Stravros Moullakis to sell Greek Souvlaki at Pitch 6 in Middle Street.

RESOLVED

that the request be approved.

9/68 **PLANNING DECISIONS**

RESOLVED

that the decisions be noted.

9/69 **COMMITTEE REVENUE ESTIMATES – 2016/17**

RESOLVED

to note the Committee Revenue Estimates 2016/17.

9/70 **FINANCIAL STATEMENT – AUGUST/SEPTEMBER 2015**

RESOLVED

to note the financial statement for August/September 2015.

Chairman

HF
19/11/15