

YEOVIL TOWN COUNCIL

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

(6.00pm to 7.18pm)

Present:

Pauline Lock – Chairman	Tony Lock
Kris Castle	Sarah Lowery
Phil Chandler	Evie Potts-Jones
Joe Conway	Andrew Pugsley
Gail Freeman-Bell	Wes Read
Kaysar Hussain	Manny Roper
Andrew Kendall	Darren Shutler
Terry Ledlie	Alan Smith
Mike Lock	Rob Stickland

Also Present:

John Furze – Locum Town Clerk
Simon Fox – Area Lead Planning Officer (SSDC)

9/49 **MINUTES**

The Minutes of the previous meeting held on 21 September 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

9/50 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Vijay Adampalli, Nagaraja Akkisetty and Graham Oakes.

9/51 **DECLARATIONS OF INTEREST**

No declarations were made at this time.

9/52 **PLANS LIST**

1. **Planning Application: 15/03404/S73A**

Site Address:	27 The Park, Yeovil
Ward :	Yeovil (West) Parish Ward: West
Proposal :	Application to vary condition No.2 (approved plans) of approval 14/00080/FUL for alterations to external staircase (GR 355239/116233)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	11 November 2015

Applicant :	Mr Simon Taylor
Type : 06	Minor Dwellings 1-9 site less than 1ha

WITHDRAWN

2. **Planning Application: 15/03594/FUL**

Site Address:	135 Glenthorne Avenue, Yeovil
Ward :	Yeovil (Central) Parish Ward: Milford
Proposal :	The erection of a first floor side extension to dwellinghouse (GR 355964/117451)
Recommending Case Officer:	Jane Green
Target date :	10 November 2015
Applicant :	Mrs Rebecca Richardson
Type : 13	Other householder – not change of use

RECOMMEND APPROVAL subject to the SSDC Highway Consultant comments being taken into account.

3. **Planning Application: 15/03783/LBC**

Site Address:	172/174 Goldcroft, Yeovil
Ward :	Yeovil (Central), Parish Ward: Milford
Proposal :	The installation of replacement windows. (GR 355746/116713)
Recommending Case Officer:	Jane Green
Target date :	10 November 2015
Applicant :	Yarlington Housing Group
Type : 15	Other LBC Alteration

RECOMMEND APPROVAL

4. **Planning Application: 15/03952/FUL**

Site Address:	102 Larkhill Road, Yeovil
Ward :	Yeovil (West), Parish Ward: West
Proposal :	The formation of a new vehicular access and hardstanding (GR 354068/116829)
Recommending Case Officer:	Jane Green
Target date :	23 November 2015
Applicant :	Mr Gary Boon
Type : 13	Other Householder – not a Change of Use

RECOMMEND REFUSAL on the grounds that the proposal fails to provide a safe entry/exit with the presence of parking in the layby, and loss of parking for the benefit of the wider area.

*At 6.10pm Cllr Smith arrived during discussion on this item.
At 6.23/24pm Cllr Read left and then re-joined the meeting.*

5. **Planning Application: 15/04043/FUL**

Site Address:	First floor offices 19-20 High Street, Yeovil
Ward :	Yeovil (Central), Parish Ward: Central
Proposal :	The conversion of an office into self-contained flat (GR 355605/115946)
Recommending Case Officer:	Andrew Collins
Target date :	17 November 2015
Applicant :	Mr Andrew Hatton-Woods
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL

At 6.30pm Cllr Kendall arrived during discussion of the above item.

6. **Planning Application: 15/04369/FUL**

Site Address:	12 Oxford Road, Pen Mill Trading Estate, Yeovil
Ward :	Yeovil (East), Parish Ward: East
Proposal :	The carrying out of external and internal alterations and the change of use to warehouse/storage and distribution with offices (GR 357515/117063)
Recommending Case Officer:	Andrew Collins
Target date :	24 November 2015
Applicant :	Hillcroft Surgery Supplies Ltd
Type : 07	Minor Offices less thn 1,000 sq.m or 1ha

RECOMMEND APPROVAL

7. **Planning Application: 15/04411/FUL**

Site Address:	Clubhouse, Yeovil Athletic Club, Pickett Lane, Yeovil
Ward :	Yeovil (West), Parish Ward: Hollands
Proposal :	Alterations and the erection of an extension (GR 355185/117123)
Recommending Case Officer:	Jane Green
Target date :	23 November 2015

Applicant :	Joanna France Memorial Trust
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

8. Planning Application: 15/04493/FUL

Site Address:	59 Chilton Grove, Yeovil
Ward :	Yeovil (West), Parish Ward: Hollands
Proposal :	Demolition of existing garage and the erection of a two storey side extension to dwellinghouse (GR 355374/117367)
Recommending Case Officer:	Jacqui Churchill
Target date :	30 November 2015
Applicant :	Mr Ian Pamplin
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL subject to an advisory note that a roller shutter door may be appropriate for the garage.

9. Planning Application: 15/04577/FUL

Site Address:	13 St Michaels Avenue, Yeovil
Ward :	Yeovil (East), Parish Ward: New Town
Proposal :	Alterations to include the creation of off road parking (revised application) (GR 356534/116427)
Recommending Case Officer:	Jane Green
Target date :	1 December 2015
Applicant :	Dr Vincent Wolny
Type : 13	Other householder – not change of use

RECOMMEND APPROVAL subject to SSDC being satisfied the construction method will safeguard the ground stability of neighbouring properties.

9/53 REPORT TABLE

Application No: 14/03554/ADV

Proposal: The display of 1 No. non illuminated fascia sign

Location: Broadway House, Peter Street, Yeovil

Application No: 15/04406/P3JPA

Proposal: Prior approval for the change of use of office to single dwelling.

Location: 24 Hendford, Yeovil

RESOLVED

that the applications be noted.

9/54 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No: 15/04535/TPO

Applicant: Yeovil District Hospital

Proposal: Application to carry out tree surgery works to 9 No. trees all within Group G1 of the South Somerset District Council (Yeovil No.7) Tree Preservation Order 2011 (GR 355295/115593)

Location: Hendford Lodge Surgery 74 Hendford Yeovil Somerset BA20 1UJ

RECOMMEND APPROVAL subject to any report by the Arborist.

9/55 **CONFIRMATION OF TREE PRESERVATION ORDER**

RESOLVED to note the confirmation of the South Somerset District (Yeovil No.1) Tree Preservation Order 2015.

9/56 **STREET TRADING – CHRISTMAS SHOPPING LAUNCH**

The Committee considered a request from the Area Development Manager (South) for the waiving of normal street trading fees for street traders, (not all of whom will be selling for commercial gain) who will be selling a variety of Christmas goods to accompany the annual Christmas Shopping Launch on Saturday 14 November 2015

At 7.10pm one member of the public arrived.

RESOLVED

that the request be approved.

At 7.15pm Cllr M Lock left the meeting.

9/57 **STREET TRADING APPLICATION – PITCH 10**

The Committee considered a street trading application by Ms D Baker for Picalicious – DB Catering South West Ltd – at Pitch 10 in Middle Street.

RESOLVED

(1) that the application be approved; and

(2) that the map of pitches be updated and any future applications should include a list of those pitches and holders already approved to avoid any conflicts.

9/58 **PLANNING DECISIONS**

RESOLVED

that the decisions be noted.

a) NOTIFICATION IN RESPECT OF APPEAL DECISION

Application No: 15/00054/FUL

Proposal: The installation of replacement windows and door (Part Retrospective)

Location: 32 Grove Avenue, Yeovil, Somerset BA20 2BB

Appeal Dismissed.

b) APPEAL IN RESPECT OF APPLICATION DECISION

Application No: 15/01630/COU

Proposal: The change of use of premises from a dwelling/bed & breakfast to a hostel

Location: The Old Courthouse, 20 Kingston, Yeovil, Somerset BA20 2QL

Appeal lodged.

c) ADVICE OF APPEAL RECEIPT

Application No: 15/00672/FUL

Proposal: The erection of 2 No. dwellinghouses with associated access and parking (Revised Application)

Location: 94-98 Sherborne Road, Yeovil, Somerset BA21 4HN

Appeal lodged.

RESOLVED

that the correspondence be noted.

Chairman

JF
28/01/15