

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 22 April 2013**

(7.00pm to 8.15pm)

### **Present:**

Philip Chandler – Vice Chairman (In the Chair)  
Martin Bailey  
Andrew Kendall  
Mike Lock  
Manny Roper  
Darren Shutler

### **Also Present:**

Tony Fife – Yeovil East Ward  
Tony Lock – Yeovil East Ward

Alan Tawse – Town Clerk  
Anita Rogers-Ballanger – Assistant Town Clerk (Job Share)  
Simon Fox – Planning Officer (SSDC)

### 8/356 **MINUTES**

The Minutes of the previous meeting held on 8 April 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/357 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey and Clive Davis.

### 8/358 **DECLARATIONS OF INTEREST**

Andrew Kendall, Tony Fife and Tony Lock referred to their membership of South Somerset District Council and indicated that whilst they might speak and possibly (in the case of voting members) 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.

Tony Lock also declared a personal interest in Application No. 13/01305/DPO (Application to modify two S106 agreements both dated 18<sup>th</sup> January 2008 in relation to affordable housing and open public space and sport (GR 357652/117726)) by virtue of his membership of Somerset County Council.

8/359 **PLANS LIST****1. Planning Application: 13/00849/LBC**

Site Address:	Lloyds TSB Bank Plc 9 High Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The display of 1 No. internally illuminated heritage sign, 2 No. internally illuminated sets of lettering, 1 No. internally illuminated projecting sign, 1 No. internally illuminated ATM header, 1 No. non illuminated door sign, 1 No. non illuminated nameplate, 1 No. non illuminated business plate and 1 No. reverse vinyl (GR 355641/115989)
Recommending Case Officer:	Jane Green
Target date :	17th May 2013
Applicant :	Lloyds Banking Group
Type :	Other LBC Alteration

The Planning Officer read the report of the Conservation Officer on the application to the Committee. The report recommended refusal of the application on the grounds of the design and illumination being harmful to the nature of the listed building.

The Committee discussed the potential visual impact of incremental branding changes to a listed building, questioned the need for illuminated signage after working hours and noted that similar requests for illuminated signage had been refused on previous occasions.

**RECOMMENDED REFUSAL** on the grounds of inappropriate design and the level of proposed illumination, which would harm the character of the listed building and surrounding conservation area.

**2. Planning Application: 13/00900/FUL**

Site Address:	72-74 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of upper ground floor bar (Use Class A3) to apartments (Use Class C3), first floor offices (Use Class B1) to apartments and the erection of a second floor extension to be used for apartments (Totalling 35 apartments) (GR 355991/115914)
Recommending Case Officer:	Simon Fox
Target date :	5th July 2013
Applicant :	Intercountry Properties
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer provided a summary of an email from the Strategic Housing Manager relating to various issues concerning the inclusion of affordable housing in the proposed development and the potential for an off site contribution to affordable housing elsewhere.

Mr John Patterson, agent, indicated that he anticipated some concerns to be raised about the proposed works to the stonework and structure of the walls and the issue of car parking space.

A detailed discussion took place regarding the need to balance retail provision with residential units in the town centre and the potential impact on the night-time economy from the application. The lack of car parking space for the residents was discussed and reference was made to the new Somerset County Council Policy that now required the provision of a minimum number of on-site car parking spaces in town centre residential developments. Reference was also made to the proposed design of the building and the impact on its future maintenance.

Concerns were also raised that the loss of the retail and public amenity units would be directly harmful to employment.

**RECOMMENDED REFUSAL** on the grounds of

- (1) the proposal does not provide any dedicated on-site parking contrary to the Somerset County Council Parking Strategy;
- (2) the proposal would lead to an unacceptable loss of employment opportunities; and
- (3) the proposal would lead to the loss of a bar/restaurant adversely impacting upon the night-time economy.

The Committee further

**RECOMMENDED**

that if approval were to be granted, a condition be included requiring the applicant to use an acceptable method of construction and satisfactory materials to ensure that the outward appearance of the building could be maintained to a satisfactory standard.

**3. Planning Application: 13/01121/FUL**

Site Address:	Raglan Terrace Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The removal of redundant external steps and the erection of a perimeter fence and landscaping (GR 354533/117110)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	21st May 2013
Applicant :	Raglan Housing Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

## RECOMMENDED APPROVAL

### 4. Planning Application: 13/01305/DPO

Site Address:	Key Site Lyde Road Yeovil
Ward :	WARDS OF YEOVIL WITHOUT
Proposal :	Application to modify two S106 agreements both dated 18th January 2008 in relation to affordable housing and public open space and sport (GR 357652/117726)
Recommending Case Officer:	Simon Fox
Target date :	28th May 2013
Applicant :	Yeovil Developments Ltd
Type :	Non PS1 and PS2 return applications

The Planning Officer advised the Committee that only two S106 agreements were being considered in this application, which relates to an adjacent parish area, because the District Council is signatory on only these two elements. He pointed out that where a different signatory was in place on other agreements, those signatories would be approached with applications for those agreements.

The Planning Officer summarised the detail provided in the Agenda and in particular stated that a financial viability appraisal of the scheme and a preliminary independent assessment by the District Valuer had indicated that the ongoing development was not financially viable without adopting the proposed modifications.

A detailed discussion took place on the merits of the application and it was recognised that this application was specific to the financial viability of the project in question. Additionally it was recognised that the application referred to the ongoing maintenance costs and not the provision of facilities at the site and a comparison was drawn with a now well established project which had gone ahead at Abbey Manor with similar conditions. It was further noted that a sum of £200,000 had been set aside for community facilities.

Further discussion relating to the possible financial impact of the modifications took place with a variety of concerns being voiced about the future use of certain aspects of the site.

Reference was made to options being considered by the County Council for the future provision of a school, and the possibility of dual-use facilities helping to meet leisure provision.

### NOTED

### 5. Planning Application: 13/01310/FUL

Site Address:	11 Plantagenet Park Yeovil Somerset
Ward :	Yeovil (South)

Proposal :	The erection of an outbuilding/summerhouse. (GR 354182/115112)
Recommending Case Officer:	Jane Green
Target date :	21st May 2013
Applicant :	Mr Malcolm Harris
Type :	Other Householder - not a Change of Use

The Planning Officer advised the Committee that the Highways Authority had no objection to this application.

### **RECOMMENDED APPROVAL**

#### **6. Planning Application: 13/01354/COU**

Site Address:	17 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of land fronting premises from highway land to highway land/outdoor seating area (GR 355765/115984)
Recommending Case Officer:	Jane Green
Target date :	28th May 2013
Applicant :	Coffee#1 Ltd
Type :	Other Change Of Use

The Planning Officer advised the Committee that Area Development had provided some comments on the application to the effect that the whilst additional street furniture would have to be navigated by pedestrians the change of use would contribute to the general environment and therefore they had no objection.

It was noted that a licence would also need to be obtained from the Highways authority to occupy the section of highway to which the application related.

### **RECOMMENDED APPROVAL**

#### **8/360 REPORT TABLE**

Application: 13/00847//ADV

Location: Lloyds TSB Bank Plc, 9 High Street, Yeovil

Proposal: The display of 1 No. internally illuminated heritage sign, 2 No. internally illuminated sets of lettering, 1 No. internally illuminated projecting sign, 1 No. internally illuminated ATM header, 1 No. non illuminated door sign, 1 No. non illuminated nameplate, 1 No. non illuminated business plate and 1 No. reverse vinyl.

**RECOMMENDED REFUSAL** on the grounds of inappropriate design and the level of proposed illumination, which would harm the character of the listed building and surrounding conservation area.

8/361 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/362 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

ARB  
23/4/13