

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Tuesday 27 August 2013**

(7.00pm to 7.55pm)

**Present:**

Darren Shutler (Chairman)  
Andy Kendall  
Mike Lock  
Manny Roper

**Also Present:**

Tony Lock – Yeovil East Ward  
Alan Tawse – Town Clerk  
Andy Cato – Senior Planning Officer (SSDC)

8/412 **MINUTES**

The Minutes of the previous meeting held on 29 July 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/413 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Brock, J Vincent Chainey and Dave Greene.

8/414 **DECLARATIONS OF INTEREST**

Andy Kendall and Tony Lock referred to their membership of South Somerset District Council and indicated that whilst they might speak and (in the case of voting Members) 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.

8/415 **PLANS LIST**

1. **Planning Application: 13/03190/FUL**

<b>Site Address:</b>	St Michaels Vicarage 52 St Michaels Avenue Yeovil
<b>Ward :</b>	Yeovil (East)
<b>Proposal :</b>	The conversion of dwelling into two separate dwellings, the erection of a detached double garage/store, new vehicular access and boundary fencing (GR 356578/116655)
<b>Recommending Case Officer:</b>	Simon Fox
<b>Target date :</b>	3rd October 2013
<b>Applicant :</b>	Mr F Falbo

<b>Type :</b>	Minor Dwellings 1-9 site less than 1ha
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The Senior Planning Officer indicated that the comments of the Highway Authority were still awaited and that ongoing discussions were taking place with the applicant regarding the proposed wooden boundary fence.

During the ensuing discussion reference was made to the implications of the new vehicular access that had been created off Glenville Road.

Whilst it was acknowledged that this was an improvement on the previous application and would have a lesser impact on the loss of car parking spaces in the vicinity of the dwelling, it was felt that the revised access arrangements would create an unacceptable safety hazard.

**RECOMMEND REFUSAL** on the grounds of unsafe access arrangements onto a bend.

**2. Planning Application: 13/02965/FUL**

<b>Site Address:</b>	Cheveton House, Cheverton Tower, Caeburn & Kenwyn Higher Kingston Yeovil
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	The demolition of Cheverton Tower, Cheverton House, Caeburn and Kenwyn bungalows and the use of land as a temporary car park for the Hospital (GR 355561/116399)
<b>Recommending Case Officer:</b>	Simon Fox
<b>Target date :</b>	25th September 2013
<b>Applicant :</b>	PBSEM Ltd
<b>Type :</b>	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**3. Planning Application: 13/03110/S73**

<b>Site Address:</b>	Southern Electric Depot Premises West Hendford Yeovil
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	Application to vary planning condition 20 of approval 09/03469/FUL in relation to the construction of a roundabout (GR 355108/115487)
<b>Recommending Case Officer:</b>	Simon Fox
<b>Target date :</b>	31st October 2013
<b>Applicant :</b>	Abbey Manor Capital Partners Ltd
<b>Type :</b>	Major Retail f/space 1,000 sq.m or 1ha+

**RECOMMEND APPROVAL**

**4. Planning Application: 13/01568/COU**

<b>Site Address:</b>	Emporium 37/39 Princes Street Yeovil
<b>Ward :</b>	Yeovil (Central)

<b>Proposal :</b>	The change of use of premises from Use Class A1 (Retail) to a multi use including A1 (Retail), A3 (Cafe) and D2 (Dance/Fitness studio) (Retrospective Application). (GR 355553/116087)
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	16th September 2013
<b>Applicant :</b>	Mr Graham Hart
<b>Type :</b>	Other Change Of Use

**RECOMMEND APPROVAL**

**5. Planning Application: 13/03042/FUL**

<b>Site Address:</b>	Livingstones Warman Insurance Brokers 5 Coronation Avenue Yeovil
<b>Ward :</b>	Yeovil (West)
<b>Proposal :</b>	Alterations and the change of use of premises from commercial (Use Class A2) to 2 No. residential houses of multiple occupancy (Use Class C3)(GR 354523/117117)
<b>Recommending Case Officer:</b>	Mrs Jennie Roberts
<b>Target date :</b>	27th September 2013
<b>Applicant :</b>	Mr Jason Livingstone
<b>Type :</b>	Minor Dwellings 1-9 site less than 1ha

Ian Pamplin, agent for the applicant, outlined the reasons for his client seeking a change in use of the premises, which he indicated was due to an increase in internet shopping and a decline in commercial footfall.

He added that for these reasons his client wished to move to new premises in the Town Centre and to restore the use of the existing premises to residential accommodation.

He concluded by reading out a letter from a local property agent, which supported the difficulty in letting the premises for business use in the current economic climate.

During the ensuing discussion reference was made to planning policy, which indicated that applications should be resisted that resulted in a significant or a total loss of a parade of shops. However, it was pointed out that this particular property was not part of the nearby parade of shops and that its existence had arisen as a result of a conversion from domestic premises.

**RECOMMEND APPROVAL**

**6. Planning Application: 13/03055/FUL**

<b>Site Address:</b>	232 Goldcroft Yeovil Somerset
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	Demolition of existing garage and the erection of a replacement garage (GR 355563/116987)

<b>Recommending Case Officer:</b>	Mrs Jennie Roberts
<b>Target date :</b>	2nd October 2013
<b>Applicant :</b>	Mr & Mrs Simon Maddocks
<b>Type :</b>	Other Householder - not a Change of Use

#### RECOMMEND APPROVAL

#### 7. Planning Application: 13/03060/FUL

<b>Site Address:</b>	Yeovil College Mudford Road Yeovil
<b>Ward :</b>	Yeovil (West)
<b>Proposal :</b>	The retention of 5 No. temporary elliott huts. (GR 355293/116759)
<b>Recommending Case Officer:</b>	Mrs Jennie Roberts
<b>Target date :</b>	11th September 2013
<b>Applicant :</b>	Yeovil College
<b>Type :</b>	Minor Other less than 1,000 sq.m or 1ha

#### RECOMMEND APPROVAL

#### 8. Planning Application: 13/02919/COU

<b>Site Address:</b>	2B Ivel Square Yeovil Somerset
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	Change of use from A1 (shop) to a mixed A1/A3 (coffee shop) with outdoor seating. (GR 355891/116024)
<b>Recommending Case Officer:</b>	Simon Fox
<b>Target date :</b>	26th September 2013
<b>Applicant :</b>	Costa Ltd
<b>Type :</b>	Other Change Of Use

#### RECOMMEND APPROVAL

#### 9. Planning Application: 12/04820/FUL

<b>Site Address:</b>	177 Preston Road Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	The formation of a vehicular access (Retrospective) (GR 353884/116194)
<b>Recommending Case Officer:</b>	Jacqui Churchill
<b>Target date :</b>	1st October 2013
<b>Applicant :</b>	Mr Neil Griffin
<b>Type :</b>	Other Householder - not a Change of Use

**RECOMMEND APPROVAL** subject to no objection by the Highway Authority.

**10. Planning Application: 13/01605/FUL**

<b>Site Address:</b>	20 Southwoods Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	Alterations and the erection of two single storey extension to dwellinghouse and formation of a bay window. (GR 355140/115139)
<b>Recommending Case Officer:</b>	Jacqui Churchill
<b>Target date :</b>	13th September 2013
<b>Applicant :</b>	Mr Paul Murden
<b>Type :</b>	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

**11. Planning Application: 13/02852/FUL**

<b>Site Address:</b>	3 Preston Grove Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	The erection of a single storey side store extension to dwelling and replacement boundary fencing (Retrospective) (GR 354857/115986)
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	20th September 2013
<b>Applicant :</b>	Mr Simon Taylor
<b>Type :</b>	Other Householder - not a Change of Use

The Senior Planning Officer indicated that a letter of objection had been received concerning the replacement retaining/boundary wall adjoining the neighbouring property, on the grounds that the wall was inadequate and would be unable to prevent the flooding of the neighbouring property in severe weather.

Simon Taylor – Applicant indicated that he had never experienced flooding at the property during the 14 years that he had lived there and that the wall was of sound construction and had been approved by Building Control.

**RECOMMEND APPROVAL**

**12. Planning Application: 13/03173/FUL**

<b>Site Address:</b>	21 Thatcham Park Yeovil Somerset
<b>Ward :</b>	Yeovil (West)
<b>Proposal :</b>	The erection of a single storey extension to front of dwellinghouse (GR 354578/117219)
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	26th September 2013
<b>Applicant :</b>	Mr Graeme Matthews
<b>Type :</b>	Other Householder - not a Change of Use

**RECOMMEND APPROVAL****13. Planning Application: 13/02699/FUL**

<b>Site Address:</b>	Masonic Hall 23 Hendford Yeovil
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	The erection of a second storey extension, internal alterations and installation of a lift and the relaying of front access steps (GR 355489/115809)
<b>Recommending Case Officer:</b>	Simon Fox
<b>Target date :</b>	5th September 2013
<b>Applicant :</b>	Mr Nicholas Arrow
<b>Type :</b>	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL****14. Planning Application: 13/03325/FUL**

<b>Site Address:</b>	58 St Michaels Avenue Yeovil Somerset
<b>Ward :</b>	Yeovil (East)
<b>Proposal :</b>	The formation of a vehicular access and hardstanding (GR 356507/116676)
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	3rd October 2013
<b>Applicant :</b>	Mr Paul O'Roake
<b>Type :</b>	Other Householder - not a Change of Use

**RECOMMEND REFUSAL** on the grounds of the proposed development being unsightly, not in keeping with the nearby surroundings and unsafe.

**15. Planning Application: 12/04882/FUL**

<b>Site Address:</b>	11 Hathermead Gardens Yeovil Somerset
<b>Ward :</b>	Yeovil (East)
<b>Proposal :</b>	Demolition and rebuilding of retaining wall to rear balcony and relocation of steps (GR 356879/117044)
<b>Recommending Case Officer:</b>	Mrs Jennie Roberts
<b>Target date :</b>	27th August 2013
<b>Applicant :</b>	Mr Michael Lowry
<b>Type :</b>	Other Householder - not a Change of Use

**RECOMMEND APPROVAL****8/416 PLANNING DECISIONS****RESOLVED**

that the Planning Decisions be noted.

8/417 **CORRESPONDENCE**

There were no items of correspondence.

8/418 **ANDY CATO – SENIOR PLANNING OFFICER**

The Committee was informed that Andy Cato would shortly be retiring from the District Council after many years service.

Members took the opportunity to thank Andy for his contribution to the work of the Committee over the years and to wish him well for the future.

Chairman

AT/LJ  
30/08//13