

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 December 2013**

(7.00pm to 8.30pm)

**Present:**

Darren Shutler – Chairman  
Kris Castle  
Philip Chandler  
Dave Greene  
Andrew Kendall  
Mike Lock  
Manny Roper

**Also Present:**

Sally Freemantle – Assistant Town Clerk  
Simon Fox – Planning Area Team Leader

8/464 **MINUTES**

The Minutes of the previous meeting held on 18 November 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/465 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Brock, J Vincent Chainey and Wes Read.

8/466 **DECLARATIONS OF INTEREST**

Dave Greene and Andrew Kendall 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.

8/467 **PLANS LIST**

1. **Planning Application: 13/04732/FUL**

Site Address:	Land Rear Of 120 To 124 Mudford Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a bungalow and double garage (GR 355579/117412)
Recommending Case Officer:	Simon Fox
Target date :	13th January 2014

Applicant :	Mrs Joe Fuller
Type :	Minor Dwellings 1-9 site less than 1ha

Simon Fox, Planning Team Leader explained to the Committee that whilst the site address for the purposes of the planning application was Mudford Road, the site would actually be accessed from Glenthorne Avenue. He added that there had been some complaints in the past about waste on the site and Environmental Health had requested a waste report from the applicant.

Robin Bryer, agent, informed the Committee that an earlier planning application for four dwellings on the site would have potentially had problems with access due to the narrow drive. The current planning application, being for one dwelling provided ample space for vehicles to park and turn, and was also in the same ownership as the adjacent property fronting Glenthorne Avenue. He added that he thought that the pinch point along Glenthorne Avenue has slowed traffic along the road making it safer for vehicles emerging from the proposed drive way. He felt that the semi-derelict site was causing concern to neighbours and said he was aware of a similar development in the area.

It was noted by the Committee that concerns raised regarding the previous application for this site included potential problems with vehicles from the proposed four different dwellings attempting to pass along the narrow access way.

## **RECOMMENDED APPROVAL**

### **2. Planning Application: 13/04560/S73**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Application to vary planning condition 10 (Delivery Hours) of approval 01/00745/FUL and varied by condition 1 of 04/02772/S73 (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	6th January 2014
Applicant :	Asda Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

Simon Fox informed the Committee that concerns had been raised by the adjacent Parish Council (Brympton) and local residents that the application would cause unacceptable levels of noise nuisance. The objectors stated that despite the acoustic barrier which is intended to reduce the noise to an acceptable level, disturbance is still experienced from vehicle reversing warning sounds, engine noise and general unloading activity including cages and pallets being moved around.

Chris Tassell, objector, re-iterated the points above and added that he is also disturbed by lorries braking and sounding their horns late at night and early in the morning. He said the refrigerated units are running the whole time the

lorries are on site and that unloading activity already takes place outside the permitted hours – from 5am.

During the ensuing discussion Councillors commented that there must be an alternative way of managing the deliveries to ensure stock levels are maintained without extending permitted delivery times.

**RECOMMENDED REFUSAL as the extended hours would bring rise to noise and disturbance which would be detrimental to the residential amenity of adjacent residential properties.**

**3. Planning Application: 13/04462/COU**

Site Address:	68 Preston Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Conversion of single dwelling to create 8 No. bedsits as a house of multiple occupancy (Part Retrospective) (GR 35448/116468)
Recommending Case Officer:	Andrew Collins
Target date :	7th January 2014
Applicant :	Mr Bis Oozageer
Type :	Other Change Of Use

Simon Fox informed the Committee that a letter of objection had been received from a neighbour regarding the increase in vehicle movement across land which that neighbour owned and had given permission for vehicles to cross to a single residence.

Much discussion took place on the parking issues and concern was raised over the allotted parking in relation to neighbouring properties.

**RECOMMENDED REFUSAL due to insufficient parking provision.**

**4. Planning Application: 13/04679/FUL**

Site Address:	30 The Crescent Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey side extension and extension to existing single storey rear extension. (GR 355162/115762)
Recommending Case Officer:	Andrew Collins
Target date :	6th January 2014
Applicant :	Mr Lee Vickery
Type :	Other Householder - not a Change of Use

Concern was raised by Councillors that the available parking would be reduced to an inadequate level for the size of the property and that the design was not in keeping with the area.

**RECOMMENDED REFUSAL** as the design is not in keeping with the streetscene and there is insufficient parking provision.

**5. Planning Application: 13/04702/FUL**

Site Address:	7 Wraxhill Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Raise the height of roof and conversion of resultant loft space into habitable rooms (GR 354390/114463)
Recommending Case Officer:	Jane Green
Target date :	8th January 2014
Applicant :	Mr A E And Mrs J A Lewis
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL**

**6. Planning Application: 13/04763/FUL**

Site Address:	136 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a first floor side extension and extend existing garage forward to the dwelling (GR 355001/115155)
Recommending Case Officer:	Jane Green
Target date :	14th January 2014
Applicant :	Mr And Mrs G Smith
Type :	Other Householder - not a Change of Use

Concerns were raised that there was no opportunity to increase parking provision, and an extra bedroom would require an additional parking space.

**RECOMMENDED REFUSAL** due to insufficient parking provision.

**7. Planning Application: 13/03845/FUL**

Site Address:	24 Richmond Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey side and single storey rear extension to dwellinghouse (GR 355086/115861)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17th December 2013
Applicant :	Mr Carl Stayner
Type :	Other Householder - not a Change of Use

The applicant was available to answer any questions.

**RECOMMENDED APPROVAL**

*(Mike Lock left the meeting at 8.10pm)*

8/468 **REPORT TABLE**

**APPLICATION NO: 13/04520/ADV**

**LOCATION:** 7 South Western Terrace

**PROPOSAL:** The display of 1 no. externally illuminated fascia signs

**APPLICATION NO: 13/04144/FUL**

**LOCATION:** Chicago Rock, Stars Lane

**PROPOSAL:** Amended plans to include the small reduction of the seating area on the western side of the site. Amended block/location plans Certificate B now signed. (Other amendments proposed have already been brought to the Town Council on 04/11/13)

Mr J Wood, objector stated that he felt that even with the amendments the scheme was not sufficiently wide enough to accommodate disabled access. He suggested that a compromise would be to reduce the size of the decking at the front of Chicago Rock to allow people waiting outside enough room without encroaching on and blocking the access to the adjacent business.

Simon Fox reminded those present that the accessway had been widened since the previous application, which was recently supported by this Committee.

**RESOLVED**

that the proposals be noted and supported.

8/469 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/470 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that notification of a Tree Preservation Order had been received in respect of a Cedar on land at Nautilus Works (behind the bus depot adjacent Reckleford).

**RESOLVED**

that the matter be noted.