

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 11th February 2013**

(7.00 pm to 7.30 pm)

Present:

Clive Davis – Chairman
Philip Chandler
Darren Shutler
Martin Bailey
Mike Lock
Andrew Kendall
Manny Roper

Also Present:

Jessica Vale – Assistant Town Clerk (Job Share)
Andy Cato – Planning Officer, SSDC

8/320 **MINUTES**

The Minutes of the previous meeting held on 28 January 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/321 **APOLOGIES FOR ABSENCE**

There were none.

8/322 **DECLARATIONS OF INTEREST**

Andrew Kendall referred to his membership of South Somerset District Council and indicated that whilst he might speak and possibly vote on applications which might be referred to that Council for determination, he would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

8/323 **PLANS LIST**

1. **Planning Application: 13/00173/FUL**

Site Address:	43 Westbourne Grove Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of a single storey rear extension to dwellinghouse (GR 354278/116124)
Recommending Case Officer:	Jacqui Churchill
Target date :	22 nd March 2013
Applicant :	Mr Andy Russell
Type :	Other Householder – not a Change of Use

The Planning Officer had no updates for the Committee but pointed out that the plans included a three-dimensional scheme giving a good impression of the proposed extension. The Chairman asked for comments and all were favourable.

RECOMMENDED APPROVAL

2. Planning Application: 13/00186/FUL

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)
Proposal:	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms to 4 No. flats (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25 th March 2013
Applicant :	T & D Investments Ltd
Type :	Minor dwellings 1-9 site less than 1 ha

The Planning Officer advised the Committee that there had been a site meeting the previous week between the Case Officer, the District Council's Conservation Planning Officer, the applicant's Agent, the Building Control Officer and a representative from the District Council's Environmental Health Team. The District Council Officers do not object to the proposals in principle but would want to ensure with the proposals as they stand that at least one flat is occupied by someone working on the premises. However, he hoped that the agent will submit a revised scheme and that the Town Council Committee will look on this initial consultation as an opportunity to discuss principles rather than detail of the proposals. The Planning Officer also commented that it is not clear whether the proposals include adequate sound control between the residential and restaurant units.

Concern was expressed about the distance that some residents would have to pass within the building to reach an emergency exit, and that there is no car parking to go with the scheme. The Planning Officer also pointed out that under the existing proposals residents and restaurant clients would have to pass the restaurant toilets to enter the building, which is felt to be undesirable.

While members felt that they do not object to the proposals for conversion of the first floor into flats in principle, they

RECOMMENDED REFUSAL on the grounds of

- Inappropriate proximity of window of one flat to kitchen extractor fan, and outlook of window onto courtyard
- Congestion of residents' facilities and restaurant use in courtyard
- concerns over emergency access and egress

3. Planning Application: 13/00187/LBC

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)

Proposal :	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms into 4 No. flats (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25 th March 2013
Applicant :	T & D Investments Ltd
Type :	Other LBC Alteration

The Planning Officer said that the Conservation Officer feels that the proposals as currently submitted do not contain enough detail for a listed building about the features to be retained and changes to be made. Having said that, there are no significant external changes to the building proposed.

Phil Chandler said that he is concerned that the proposals incorporate so many internal changes in the first floor of a listed building. He did not feel able to support the application as it stands and would like to see more information about the proposed changes. Martin Bailey said that in principle he would be in favour of the development as it ensures the maintenance of a listed building.

RECOMMENDED REFUSAL on the grounds of

- lack of detail in the proposals to ensure consideration of a listed building
- Congestion of residents' facilities and restaurant use in courtyard
- concerns over emergency access and egress

4. **Planning Application: 13/00188/COU**

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of the ground floor from Public House (Use Class 4A) to mixed use comprising shop (Use Class A1) and Restaurant (Use Class A3) (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25 th March 2013
Applicant :	T & D Rentals Ltd
Type :	Other change of use

The Planning Officer informed the Committee that the applicant requires planning permission for change of use because the proposals include a restaurant.

Trevor Bedford explained to the Committee that he took on the development of the site because of his desire to make the building into a useful and improved venue in the town centre. Councillors commented on the benefit of a mixed use development including a restaurant to the location.

RECOMMENDED REFUSAL of the application as it stands because

- the recommendations made regarding the above related applications would affect the works proposed in this application as well

5. **Planning Application: 13/00226/FUL**

Site Address:	20 Westfield Crescent Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey rear extension to the dwelling house and the erection of a detached triple garage (Revised Application) (GR 354715/116788)
Recommending Case Officer:	Jacqui Churchill
Target date :	29 th March 2013
Applicant :	Mr Nathan Stimpson
Type :	Other Householder – not a change of use

The Planning Officer reminded members that this is the third application for this site to come before the Committee. The current application shows a reduction in size of the rear extension and re-positioning of a lower garage to almost 1 metre from the boundary fence. An objection to the garage has been received from a neighbour. He further indicated that the site is the applicant's choice and, in response to a question, advised the Committee that it could be converted by the occupant to another use ancillary to that of the house, but that planning permission would be required if it became a separate dwelling. It was noted that the applicant had worked to amend the plans and had co-operated with the advice received from the Planning Department.

RECOMMENDED APPROVAL

8/324 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions put before the Committee be noted.

8/325 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received from West Dorset District Council regarding the opportunities now available for comments on revisions to the Local Plan (also provided as a supplementary report distributed with the agenda). There are changes in the proposals for development at Barton Farm at Sherborne, and the closing date for comments is 14 March 2013.

RESOLVED

that the matter be noted.

Chairman