

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 25<sup>th</sup> February 2013**

(7.00pm to 7.40pm)

### **Present:**

Clive Davis – Chairman  
Philip Chandler – Vice Chairman  
Martin Bailey  
Kris Castle  
J Vincent Chainey  
Andrew Kendall  
Mike Lock  
Manny Roper  
Darren Shutler

### **Also Present:**

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

### **8/326 MINUTES**

The Minutes of the previous meeting held on 11 February 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### **8/327 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **8/328 DECLARATIONS OF INTEREST**

Andrew Kendall and J Vincent Chainey 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.

Philip Chandler declared a personal interest as a friend of the agent in item 3 of the Plans List below.

### **8/329 PLANS LIST**

- 1. Planning Application: 13/00045/LBC**

Site Address:	27 Brunswick Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations including the installation of flue and the demolition of structure to front of dwelling (GR 355464/115503)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	2nd April 2013
Applicant :	Mr D Hubbard And Mrs Audrey Cooper
Type :	Other LBC Alteration

The Planning Officer had no further updates on this application. Members on looking at the plans had no further comments to make.

### **RECOMMENDED APPROVAL**

#### **2. Planning Application: 13/00099/ADV**

Site Address:	Unit 6 (Howdens) Gazelle Road Lynx Trading Estate
Ward :	Yeovil (South)
Proposal :	The display of 2 No. non illuminated fascia signs and 1 No. non illuminated free standing totem sign (GR 353975/115289)
Recommending Case Officer:	Simon Fox
Target date :	1st April 2013
Applicant :	Howdens Joinery Property Ltd
Type :	Other Advertisement

The Planning Officer had no comments to make except that the business had not yet taken up occupation of the site. Members felt that the need for such signs was justified.

### **RECOMMENDED APPROVAL**

#### **3. Planning Application: 13/00368/FUL**

Site Address:	20 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Demolition of existing side and rear single-storey extensions and the erection of new side and rear single-storey extensions to dwellinghouse (GR 355429/117423)
Recommending Case Officer:	Jacqui Churchill
Target date :	28th March 2013
Applicant :	Miss Rachel Peaty
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways authority had raised no objection to this proposed extension. Martin Wilde, the agent for the

proposal, was present and he informed members that a meeting had been held with the neighbour and there were no objections. The garden is quite large and there are enough off-street parking spaces on the site to support an extended dwelling. Members had no objections.

#### **RECOMMENDED APPROVAL**

#### **4. Planning Application: 13/00502/COU**

Site Address:	4 Coronation Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The change of use of premises from a shop (Use Class A1) to a tattoo studio (sui generis) (GR 354574/117112)
Recommending Case Officer:	Simon Fox
Target date :	29th March 2013
Applicant :	Mr Geoffrey Thompson
Type :	Other Change Of Use

The Planning Officer pointed out that the applicant states that the business will employ 2 people and that operating hours will be 10 – 6 Monday – Friday, 10 – 5 Saturday and closed on Sundays. He has received several objections from a local resident which he summarised for the Committee. Members discussed the nature of the proposed business and agreed that attitudes towards it might be mixed, but they were pleased to see a shop being put to use and did not feel that customer parking would cause congestion in this location.

**RECOMMENDED APPROVAL subject to opening hours being maintained as proposed in the application.**

#### **5. Planning Application: 13/00517/FUL**

Site Address:	8 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Extension to the existing retaining wall to the rear of dwelling. (GR 354035/114406)
Recommending Case Officer:	Jacqui Churchill
Target date :	2nd April 2013
Applicant :	Mrs Daphine Ross
Type :	Other Householder - not a Change of Use

The Planning officer explained that planning permission is required for the proposed works because of the engineering works which will have to be carried out on the bank on which the wall is to be built. A similar application for another part of the wall was made some years ago. Members had no objections to the proposal.

#### **RECOMMENDED APPROVAL**

#### **6. Planning Application: 13/00570/FUL**

Site Address:	24 Summerleaze Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension and single storey rear and front extensions (GR 354597/116348)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	5th April 2013
Applicant :	Mr And Mrs Martyn Pincombe
Type :	Other Householder - not a Change of Use

The Planning Officer commented that he is still waiting to receive comments from the Highways authority on this application. Members noted the apparent proximity of the side extension to the neighbouring property. Members had no objection to the proposal.

### **RECOMMENDED APPROVAL**

#### **7. Planning Application: 13/00580/FUL**

Site Address:	88 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations, the erection of a conservatory to rear, a garage extension to side of dwelling, a dormer window to the front roof slope and roof extension to rear and the erection of an outbuilding in rear garden and creation of 2 No. decked areas (Revised Application) (GR 354237/114591)
Recommending Case Officer:	Jane Green
Target date :	9th April 2013
Applicant :	Mr David Jenkins
Type :	Other Householder - not a Change of Use

The Planning Officer reminded members that a previous application in respect of this property had been turned down. In this application the proposed extensions to the house are smaller than before and the dormer windows proposed do not in themselves require planning permission. Members had no objection to the proposal.

### **RECOMMENDED APPROVAL**

#### **8. Planning Application: 13/00591/FUL**

Site Address:	Garages At Rustywell Park Yeovil
Ward :	Yeovil (South)
Proposal :	The demolition of a block of 11 garages, the erection of 1 No. park home with single garage and 1 No. block of 3 garages within parks site (Revised Application) (GR 354852/115308)
Recommending Case Officer:	Jane Green

Target date :	10th April 2013
Applicant :	Rusty Well Park Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer said that he had no updates to provide but he pointed out that this application is effectively a revision of a previous application, which was turned down because of concerns expressed by the Highways authority. The contentious element from the previous application does not appear in this application. Members discussed this proposal and noted that the current garages are only partially in use so it was felt that the approval of the application would not result in displacement of vehicles to cause congestion.

### **RECOMMENDED APPROVAL**

#### 8/330 **REPORT TABLE**

**Application No:** 13/00331/ADV

**Location:** Yeovil Athletic Track, Mudford Road, Yeovil

**Proposal:** The display of up to 20 vinyl and PVC Mesh banners (already displayed, 5 year consent expired).

The Planning Officer explained to members that consent is needed for renewal of permission for these banners every 5 years.

### **RECOMMENDED APPROVAL**

**Application No:** 13/00332/ADV

**Location:** Yeovil Recreation Ground, Chilton Grove, Yeovil

**Proposal:** The display of one vinyl banner on the fence of the pitch and putt golf course (already displayed, 5 year consent expired).

The Planning Officer explained to members that consent is needed for renewal of permission for these banners every 5 years.

### **RECOMMENDED APPROVAL**

**Application No:** 13/00112/ADV

**Location:** 69A Princes Street, Yeovil BA20 1EE

**Proposal:** The display of 1 non illuminated projecting sign (retrospective).

The Planning Officer reminded members that for this application they needed to consider matters of amenity and the presence of the sign on a public highway.

Alex Berryman spoke on behalf of the applicant, commenting on the need for an advertising sign because the business is located set back from the highway.

### **RECOMMENDED APPROVAL**

#### 8/331 **PLANNING DECISIONS**

### **RESOLVED**

that the Planning Decisions be noted.

8/332 **TREE PRESERVATION ORDER**

**Application No. 13/00627/TPO**

**Applicant;** Mr Luke Pemberton

**PROPOSAL:** Application to fell a Eucalyptus tree known as T.1 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2000 (GR357511/117030)

**LOCATION:** 10 Oxford Road, Pen Mill Trading Estate, Yeovil, Somerset. BA21 5HR.

The Planning Officer advised that pruning and root pruning could reduce the size of the tree, but members acknowledged that the considerable problems that the applicant and neighbouring properties were experiencing from the tree's presence would not really be solved this way. They regretted the proposed felling but understood the need for it to take place.

**RESOLVED**

that the proposed works be noted.

8/333 **TREE PRESERVATION ORDER**

**Application No. 13/00619/TPO**

**Applicant;** Mr K Sherring

**PROPOSAL:** The carrying out of tree surgery works to an Ash tree shown as T.3 in the South Somerset District Council Tree Preservation Order 1985 (GR355439/116653).

**LOCATION;** 44 Mudford Road, Yeovil, Somerset BA21 4AB

**RESOLVED**

that the proposed works be noted.

8/334 **CORRESPONDENCE**

The Assistant Clerk read to the meeting an **Advice of Appeal Receipt** in respect of Application Decision Reference **12/04213/FUL**,

**Proposal;** the change of use of garage block and the erection of a first floor extension and a single storey side extension to form 1 No. dwellinghouse (Revised application) (GR 355905/115721).

**Location;** Garage Block Central Acre Yeovil Somerset BA20 1NU

**RESOLVED**

that the matter be noted.

Chairman