

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 14 January 2013**

(7.00pm to 7.30pm)

**Present:**

Martin Bailey  
Kris Castle  
Philip Chandler – Vice-Chairman  
Clive Davis – Chairman  
Andrew Kendall  
Mike Lock  
Manny Roper

**Also Present:**

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

There were 2 members of the public present.

8/305 **MINUTES**

The Minutes of the previous meeting held on 2 January 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/306 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Darren Shutler.

8/307 **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.

8/308 **PLANS LIST**

1. **Planning Application: 12/03802/DPO**

Site Address:	Land rear of Pen Mill Hotel Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Variation of Section 106 agreement to modify the leisure facility contribution relating to planning approval 11/00735/OUT (GR 356915/116359)
Recommending	Neil Waddleton

Case Officer:	
Target date :	21 <sup>st</sup> November 2012
Applicant :	Elan Real Estate Ltd
Type :	Non- PS1 and PS2 return applications

The Planning Officer explained to the Committee that the developer has reduced the number of new houses to be applied for on the site, so the amount payable by the developer in Section 106 contributions would be reduced correspondingly. The District Council's Community Health & Leisure Manager has indicated that he would accept the revised payment level.

**RECOMMENDED APPROVAL of the proposed change in payment.**

**2. Planning Application: 12/04797/FUL**

Site Address:	21 Mount Pleasant Yeovil
Ward :	Yeovil (Central)
Proposal:	The erection of a single storey rear extension to dwellinghouse (GR 356203/116497)
Recommending Case Officer:	Jacqui Churchill
Target date :	12 <sup>th</sup> February 2013
Applicant :	Mr Barry Upshall
Type :	Other householder – not a change of use

The Planning Officer said that the District Council has received one letter from a neighbour who does not object to the application but is concerned that the work be carried out around normal working hours. Members noted that many properties in this road have rear extensions.

**RECOMMENDED APPROVAL**

**3. Planning Application: 12/04841/COU**

Site Address:	Preston Road Clinic Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	The change of use of premises from Use Class D1 (NHS Clinic/Office) to Use Class B1 (Offices) and associated works to parking (GR 355275/116514)
Recommending Case Officer:	Simon Fox
Target date :	8 <sup>th</sup> February 2013
Applicant :	Blueloop Ltd
Type :	Other change of use

The Planning Officer informed the Committee that the applicant had been in discussion with the Planning section before submitting this application. One issue about this site is that it can only be accessed by crossing private land owned by others. The applicant Mr Jon Gerdes was present at the meeting and was invited by the Chairman to speak to the Committee. Mr Gerdes said that Blueloop Ltd is an IT business and wishes to re-locate to Yeovil because the town offers better internet connection than that available at its present

location. Currently the site still belongs to the NHS. The Committee was unanimously in support of the proposed change of use.

#### **RECOMMENDED APPROVAL**

#### 4. **Planning Application: 12/04935/FUL**

Site Address:	109 Milford Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of a replacement garage with bin store (GR 355963/116959)
Recommending Case Officer:	Jacqui Churchill
Target date :	18 <sup>th</sup> February 2013
Applicant :	Mr N Ward
Type :	Other householder – not a change of use

The Planning Officer informed the Committee that this application would result in one building replacing two separate buildings on the same footprint. The new building would have a pitched roof whereas the current buildings have flat roofs. Phil Chandler expressed the opinion that a pitched roof would look better and be safer than a flat roof.

#### **RECOMMENDED APPROVAL**

#### 8/309 **REPORT TABLE**

**12/02397/ADV**; display of 1 non-illuminated fascia sign and 4 non-illuminated free-standing signs at Hendford Manor, Hendford Yeovil.

The Planning Officer reminded the Committee that the building to which this application relates is a listed building in a Conservation Area. The key question therefore is whether they feel that the acrylic signs proposed would have an adverse effect on the setting and character of the building. The District Council's Conservation Officer has previously indicated that he feels that Sign number 1 of this application is acceptable, that signs 2 and 3 are too large, that sign 4 is unnecessary, and that sign 5 is too large, and that therefore the application should be refused.

Members discussed the proposals and it was noted that some of the signs are for guidance to a car parking area at the rear of the building. It was AGREED that the recommendation to the District Council should be as follows;

Sign 1; would be acceptable if the style is altered to be more in keeping with the building.

Sign 3; would be acceptable if smaller and the style is altered to be more in keeping with the building.

Signs 2,4, and 5; should be refused as unnecessary and not in keeping with the building.

#### **RECOMMENDED REFUSAL** on the grounds that

- some signs are unnecessary
- The style of those signs that are acceptable is not in keeping with the building
- The size of one of the signs that is in an acceptable location is too large

8/310 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/311 **CORRESPONDENCE**

The Chairman asked members whether they would consider looking at some amended plans received too late for the agenda for this meeting but requiring a response to the Planning Officer within a short timescale. Members agreed to this request.

**12/04385/FUL** 10 Wine Street Yeovil (Central Ward); alterations to form two new openings, block up three existing openings and the formation of a roof over existing yard area (GR 355705/115921). Recommending Case officer Simon Fox.

The original plans were considered by the Planning and Licensing Committee on the 3<sup>rd</sup> December 2012 on which occasion approval was recommended. The Planning Officer drew members' attention to changes proposed in the ground floor layout which would lead to the removal of partition walls to enlarge the shop area and revision of an office wall to link the shop to the store area to the rear of the building.

**RECOMMENDED APPROVAL on the basis of revised plans**

8/312 **FINANCIAL STATEMENT – OCTOBER/NOVEMBER 2012**

The Committee considered the Financial Statement for the period 1 October to 30 November 2012 (agenda item 8 refers).

**RESOLVED** that the matter be noted.

Chairman