

YEOVIL TOWN COUNCIL

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

(7.00pm to 7.45pm)

Present:

Clive Davis – Chairman
Philip Chandler
Kris Castle
Andrew Kendall
Manny Roper

Also Present:

Jessica Vale – Assistant Town Clerk (Job Share)
Simon Fox – Planning Officer, SSDC

There were no members of the public present.

8/298 **MINUTES**

The Minutes of the previous meeting held on 3 December 2012, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/299 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Martin Bailey.

8/300 **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.

Andrew Kendall also declared a personal interest with reference to item 6 of the Plans List for this meeting insofar as the premises under consideration in this application are the property of South Somerset District Council, of which he is a member.

8/301 **PLANS LIST**

1. **Planning Application: 12/04615/FUL**

Site Address:	129 West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of a two storey side extension to dwellinghouse (GR 355041/115580)
Recommending Case Officer:	Jane Green
Target date :	
Applicant :	Mr Adam Allen
Type :	Other Householder – not a Change of Use

The Planning Officer informed the Committee that a very similar application on this site had previously been refused on the grounds that it would cause damage to a nearby ornamental tree that was part of an avenue. For this new application, changes had been made to the style of foundations to reduce or avoid damage to the tree's root system. Concerns were expressed that the tree would in time have to be cut back if the extension is permitted, but it was also felt that the house would long outlast the tree anyway.

RECOMMENDED APPROVAL, subject to the proposed scheme for the foundations being acceptable to the Arboricultural Officer. If unacceptable, then planning permission should be refused.

2. **Planning Application: 12/04625/FUL**

Site Address:	142 Milford Road Yeovil
Ward :	Yeovil (Central)
Proposal:	Alterations and the erection of a replacement rear extension and front entrance porch (GR 355802/116935)
Recommending Case Officer:	Jane Green
Target date :	16 th January 2013
Applicant :	Mr Jason Rodber
Type :	Other householder – not a change of use

The Planning Officer had no comments to make but noted that the extension requires planning permission because of its size. Members felt that it did not appear to be obtrusive in its setting.

RECOMMENDED APPROVAL

3. **Planning Application: 12/04633/FUL**

Site Address:	Elizabeth Flats, Chelston Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of communal land to form additional car parking (GR 356031/116796)
Recommending	Mrs Jennie Roberts

Case Officer:	
Target date :	17 th January 2013
Applicant :	Yarlington Housing Group
Type :	Minor less than 1000 sq.m or 1ha

The Planning Officer informed the Committee that the existing space may currently have some individual recreational purpose but there is a need for more parking. Currently there are fewer parking spaces than flats. The visual impact of the new hard surfacing might be a consideration. Members discussed whether some improved landscaping might be desirable, but it was not felt necessary to make it a condition of the permission.

RECOMMENDED APPROVAL

4. Planning Application: 12/04637/FUL

Site Address:	Alexandra Road Garage, Alexandra Road Yeovil
Ward :	Yeovil (East)
Proposal :	Redevelopment and change of use of car sales forecourt and garage workshop, and construction of five new dwellings, with retention of the existing house (No. 22) (Revised application) (GR 356767/116774)
Recommending Case Officer:	Andy Cato
Target date :	18 th January 2013
Applicant :	Mr Andrew Jarvis
Type :	Minor Dwellings 1-9 site less than 1 ha

The Planning Officer informed the Committee that the applicant had taken into account concerns from Highways in revising this application. The access road would remain unadopted, the visibility splay is now acceptable to Highways, and there is proposed one more parking space and a cycle shed. Two letters had been received; one against, expressing concern about the disruption that building processes would cause and that one proposed property overlooked the back gardens of houses in Alexandra Road thereby intruding on neighbours' privacy; another was concerned about the risk of more cars being parked in Alexandra Road, which is already very congested and narrow, but commented that a development would improve the visual amenity of the site.

Members expressed concerns about the congestion caused by residents' car parking in the street. It was felt that the reasons for refusal of the previous application remained valid for this application as well, and it was suggested that there are not enough car parking spaces provided in the proposed development.

RECOMMENDED REFUSAL on the grounds of

- Over-development of the site
- Lack of sufficient off-street parking given the congestion already experienced in Alexandra Road

5. **Planning Application: 12/04857/FUL**

Site Address:	2 Woodland Terrace Mill Lane Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for the erection of a block of 6 flats to replace extant planning permission 10/00088/FUL to extend the time limit for implementation (GR 355855/115784)
Recommending Case Officer:	Simon Fox
Target date :	4 th February 2013
Applicant :	Mr I White
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer reminded Members that the countywide Parking Strategy has been adopted since the previous permission was granted. The proposed development now does not comply with the Strategy. The threshold for developer contributions for Sport Art and Leisure has also come down to a level at which this development would probably qualify.

Members discussed the application and considered that the lack of car parking provision should be an issue.

RECOMMENDED REFUSAL due to the lack of car parking provision, which results in non-compliance with the County Council's Parking Strategy.

6. **Planning Application: 12/04861/FUL**

Site Address:	34 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations and refurbishment of existing building to create 2 No. houses of multiple occupation (GR 355941/116417)
Recommending Case Officer:	Simon Fox
Target date :	7 th February 2013
Applicant :	South Somerset District Council
Type :	Minor Dwellings 1-9 site less than 1 ha

(Andrew Kendall having declared an interest in this application took no part in the discussions or voting thereon.)

The Planning Officer informed Members that proposed access to car parking spaces for this application will be bollard-controlled and is to the west of the barriers to the existing car park.

RECOMMENDED APPROVAL

8/302 **REPORT TABLE**

12/04759/ADV; display of 2 internally illuminated fascia signs and one internally illuminated projecting sign at 35 Vicarage Walk, The Quedam Centre Yeovil.

RESOLVED that the application be noted.

8/303 **PLANNING DECISIONS**

12/03166/FUL Alterations to drive through, reconfiguration of car park and installation of 2 customers order display canopies at McDonalds Restaurants Ltd Lysander Road Yeovil; previously recommended for refusal by the Town Council; the Assistant Clerk read to the meeting a letter from South Somerset District Council explaining that the applicant had altered the plans to take into account the Town Council's concerns prior to bringing the application to the District Council. Therefore the District Council had been able to approve the application.

12/04148/FUL Alterations and erection of a single storey rear extension to the dwelling house and erection of a triple detached triple garage at 20 Westfield Crescent Yeovil; previously recommended for approval by the Town Council; the Assistant Clerk read to the meeting a letter from South Somerset District Council explaining that the matter had been referred to Ward Councillors resulting in refusal of permission for the application on the grounds of overshadowing of neighbouring property.

RESOLVED

that the Planning Decisions be noted.

8/304 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a notice had come from South Somerset District Council regarding **12/04483/CPO Replacement and removal of conditions of permission 08/03958/CPO to regularise earth mound by hole 8 of Yeovil Golf Course;** they have no objection to the proposal.

RESOLVED

that the matter be noted.

Chairman

JV
03/01/13