

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 28 January 2013**

(7.00pm to 7.25pm)

Present:

Clive Davis – Chairman
Philip Chandler – Vice Chairman
Martin Bailey
Andrew Kendall
Manny Roper

Also Present:

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

8/313 **MINUTES**

The Minutes of the previous meeting held on 14 January 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/314 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mike Lock and Darren Shutler.

8/315 **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.

8/316 **PLANS LIST**

1. **Planning Application: 12/04895/FUL**

Site Address:	59 The Park Yeovil
Ward :	Yeovil (West)
Proposal :	Demolition of existing rear conservatory and erection of single storey sun room (GR 355099/116415)
Recommending Case Officer:	Jane Green
Target date :	4 th March 2013
Applicant :	Mr Ian Dexter
Type :	Other Householder – not a Change of Use

The Planning Officer had no further updates on this application. Members asked whether the District Council's Conservation Officer had made comments on the proposal but the Planning Officer advised that they had not. Members agreed that the proposed design is in keeping with the area.

RECOMMENDED APPROVAL

2. Planning Application: 12/04901/FUL

Site Address:	Broadway House Dental Surgery 7A Union Street Yeovil
Ward :	Yeovil (Central)
Proposal:	Installation of replacement first floor windows (GR 355749/115909)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	4 th March 2013
Applicant :	Integrated Dental Holdings
Type :	Minor Other less than 1,000 sq.m or 1 ha

The Planning Officer had no comments to make. Members felt that the materials proposed were not obtrusive in this setting.

RECOMMENDED APPROVAL

3. Planning Application: 13/00041/FUL

Site Address:	A J Wakely & Sons 33 Sparrow Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Minor external alterations to front elevation to include installation of 1 No. window and reduction in size of 2 No. existing windows (GR 355513/116617)
Recommending Case Officer:	Jane Green
Target date :	4 th March 2013
Applicant :	A J Wakely & Sons
Type :	Minor Other less than 1000 sq.m or 1ha

The Planning Officer informed the Committee that the alterations to the frontage of the building were brought about by internal changes to the layout of the premises. Members agreed with comments made by Clive Davis about the need for access to be improved by the installation of a call button and either a temporary ramp or permanent removal of steps. Mr Wakely is aware of this.

RECOMMENDED APPROVAL subject to the applicant making arrangements for the main entrance to be accessible.

12/04637/FUL Redevelopment and change of use of car sales forecourt and garage workshop, and construction of five new dwellings, with the retention of the existing house (No. 22), (revised application), Alexandra 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 District Council had referred the matter to the local Ward Councillor. The Councillor had accepted the case officer's recommendation of approval on the grounds that the application complied with policies contained in the development plan and would also enhance the site and result in a less vehicle-intensive development over the current use. Therefore the District Council had been able to approve the application.

RESOLVED

that the Planning Decision be noted.

8/318 SOMERSET COUNTY COUNCIL TOWN AND COUNTRY PLANNING ACT 1990 PARISH COUNCIL CONSULTATION

The Committee considered a notice that had come from Somerset County Council regarding **13/00104/R3C Retrospective application for the formation of an earthwork bund to the south-east corner of the playing field, Fiveways School, Victoria Road Yeovil.**

The Planning Officer pointed out that the earthwork had been formed from spare soil created by a previous development of the site. He also advised that the District Council has responded with no objection to the earthwork. The Committee had no objection to the proposal.

RECOMMENDED APPROVAL

8/319 CORRESPONDENCE

1. The Assistant Clerk read to the meeting details of a Planning Application Consultation which had been received in respect of **12/04837; display of 5 No. externally illuminated fascia signs (retrospective) (GR 353760/115104), Screwfix, Garrett Road, Lynx Trading Estate Yeovil,** in the parish of West Coker. Case Officer Mrs Jennie Roberts. The Planning Officer commented that neighbouring premises had expressed concern at the brightness of the illumination, and that the hours when the lights were switched on are under negotiation.

RESOLVED

that the application be noted

2. The Assistant Clerk read to the meeting a Notification of Appeal Decision received from the Planning Inspectorate in respect of Planning Application **12/01775/FUL Alterations and erection of a single storey extension at 20 Newton Road Yeovil for Barnabas Housing Association** which stated that the appeal had been allowed subject to the condition that the south east elevation be finished to match the other elevations within 3 months.

RESOLVED

that the decision be noted.

3. The Assistant Clerk reported that notification had been received from Somerset County Council in respect of Planning Application **12/04483/CPO** which relates to **changes in conditions of Planning Permission granted to regularise an earth mound constructed alongside Hole 8, Newton Golf Course, Yeovil Golf Club, Sherborne Road, Yeovil (GR 357025/115883)**. Somerset County Council has granted planning permission on the conditions that there be no further works to the mound and that landscape planting plans be implemented in the first available growing season.

RESOLVED

that the decision be noted.

Chairman

JV
30/01/13