

## **YEOVIL TOWN COUNCIL**

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

(7.00pm to 7.40pm)

**Present:**

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

**Also Present:**

Alan Tawse – Town Clerk  
Andy Cato – Senior Planning Officer (SSDC)

8/335 **MINUTES**

The Minutes of the previous meeting held on 25 February 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/336 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

8/337 **DECLARATIONS OF INTEREST**

Darren Shutler declared a personal and prejudicial interest in planning application 13/00661/FUL - The erection of a detached dwelling with integral garage (Revised Application) in view of his close association with the applicant.

Martin Bailey, Kris Castle, Philip Chandler, Clive Davis, Andrew Kendall, Mike Lock and Manny Roper declared a personal interest in the same application by virtue of their acquaintance with the applicant.

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.

**1. Planning Application: 13/00456/FUL**

Site Address:	56 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The carrying out of alterations to front boundary wall and the formation of a hard standing (GR 354904/116348)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	12th April 2013
Applicant :	Dr Robin Barber
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL****2. Planning Application: 13/00481/S73A**

Site Address:	Former Box Factory/Car Park South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Application to vary conditions 3 (approved plans), and 8 (use of existing gate) of planning approval 12/04058/FUL (GR 355947/115850)
Recommending Case Officer:	Jane Green
Target date :	22nd April 2013
Applicant :	South Somerset District Council
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMENDED APPROVAL****3. Planning Application: 13/00576/FUL**

Site Address:	146 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a flat roofed single storey extension to ground floor apartment (GR 356083/117461)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	15th April 2013
Applicant :	Mr Andy Nardeillo
Type :	Other Householder - not a Change of Use

**RECOMMENDED APPROVAL****4. Planning Application: 13/00640/FUL**

Site Address:	32 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a rear extension to dwelling and formation of rooms in roof

	(GR 354273/116159)
Recommending Case Officer:	Jane Green
Target date :	18th April 2013
Applicant :	Mr Steve Bunce
Type :	Other Householder - not a Change of Use

## RECOMMENDED APPROVAL

*(Darren Shutler, having declared a personal and prejudicial interest in the following application left the room during its consideration and took no part in the voting or discussion thereon).*

### 5. Planning Application: 13/00661/FUL

Site Address:	94 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a detached dwelling with integral garage (Revised Application) (GR 355127/116972)
Recommending Case Officer:	Simon Fox
Target date :	22nd April 2013
Applicant :	Mr Wes Read
Type :	Minor Dwellings 1-9 site less than 1ha

The Senior Planning Officer drew attention to an error in the report, which incorrectly stated that the proposal sought to erect a “two-and-a-half storey” rather than a “one-and-a-half storey” dwelling. He then outlined the differences between the previous (withdrawn) application and the new application.

Members were advised that objections had been received from three neighbours. The reasons put forward were:

- Overbearing form of development
- Proposal higher than main house (94 Ilchester Road)
- Long domineering gable wall
- Not in keeping with bungalows in Pickett Lane
- Overlooking neighbouring properties
- New planting will cause a problem in time
- Concern over compliance with previous planning matters
- Impact on the alleviation of medical problems of some neighbours

Ian Pamplin, agent for the applicant, indicated that the new application had addressed all the previous concerns and objections raised in relation to the previous submission.

He explained that the orientation of the proposed dwelling had been changed to minimise its impact on neighbouring properties and that the overall height of the erection had been reduced. With regard to the latter point, he stated that the sloping nature of the site made it difficult to achieve a substantial reduction in the height of the property.

The agent referred to the additional screening that would be put in place and the tree replacement plans that had been drawn up following consultation with the District Council's Tree Officer, which he felt would also help mitigate the new building's impact on nearby properties.

In conclusion, he stated that the applicant had made every possible effort to reduce the impact of the proposed development on neighbouring properties.

The Senior Planning Officer drew attention to the planning history of the site and indicated that the Council's Tree Officer had expressed reservations about the merits of the group tree preservation order that had previously been made, particularly in light of the reduction in the public view of the trees involved following the approved construction of the main house, and their deteriorating condition.

He added that the Tree Officer had raised no objection to the new application and welcomed the undertakings that had been given in relation to the proposed tree planting works, which would be the subject of a condition should the application be approved.

During the ensuing discussion, Members considered the merits of the application having regard to the relevant factors.

Whilst it was noted that the objectors had referred to their properties being overlooked, it was confirmed that this amounted to their gardens and that the windows of the proposed dwelling on the facing aspect would be obscure glazed and would be fixed if required.

It was also felt that the sloping nature of the site would reduce the impact of the height of the dwelling on neighbouring properties and that the proposed screening and tree planting works, which would involve the use of semi-mature specimens, would provide adequate mitigation at an early date.

## **RECOMMENDED APPROVAL**

### **6. Planning Application: 13/00829/FUL**

Site Address:	26 Westfield Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a detached double garage (GR 354780/116733)
Recommending Case Officer:	Jacqui Churchill
Target date :	17th April 2013
Applicant :	Mr And Mrs Ronald Ford
Type :	Other Householder - not a Change of Use

## **RECOMMENDED APPROVAL**

### **7. Planning Application: 13/00855/FUL**

Site Address:	33 Southway Crescent Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a first floor side extension to

	dwellinghouse (GR 354891/116873)
Recommending Case Officer:	Jacqui Churchill
Target date :	17th May 2013
Applicant :	Mrs Jane Holmes
Type :	Other Householder - not a Change of Use

## **RECOMMENDED APPROVAL**

### 8/339 **PLANNING DECISIONS**

#### **RESOLVED**

that the Planning Decisions be noted.

### 8/340 **CORRESPONDENCE**

The Town Clerk informed the Committee that a notification of decision had been received from Somerset County Council in respect of;

Application Number: 13/00104/R3C

Proposal: Retrospective application for the formation of an earthwork bund to the south east corner of the playing field

Location: Fiveways School, Victoria Road, Yeovil, Somerset, BA21 5AZ (GR: 357057-116665)

He added that the application had been granted conditional planning permission and that a copy of the decision notice was available on request.

#### **RESOLVED**

that the matter be noted.

### 8/341 **FINANCIAL STATEMENT – DECEMBER 2012/JANUARY 2013**

The Committee considered the Financial Statement for the period 1 December 2012 to 31 January 2013 (agenda item 7 refers).

#### **RESOLVED**

that the Financial Statement be noted

Chairman

AT/LJ  
12/3/13