

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 22 May 2013**

(7.00pm to 8.45pm)

Present:

Darren Shutler (Chairman)
Peter Brock
Dave Greene
Andrew Kendall
Mike Lock
Wes Read
Manny Roper

Also Present:

Alan Tawse – Town Clerk
Juliet Sims - Assistant Town Clerk (Job Share)
Simon Fox – Planning Officer (SSDC)

8/370 **MINUTES**

The Minutes of the previous meetings held on 8 and 14 May 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/371 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kris Castle and J Vincent Chainey

8/372 **DECLARATIONS OF INTEREST**

Dave Greene, Andrew Kendall and Wes Read 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.

8/373 **PLANS LIST**

1. **Planning Application: 13/01477/FUL**

Site Address:	Preston Academy Monks Dale Yeovil
Ward :	Yeovil (West)
Proposal :	The creation of an all weather sports pitch with fencing and floodlighting, the re-levelling and re-orientation of existing football pitch using spoil from all weather pitch excavations and associated works (GR 353945/116410)
Recommending	Simon Fox

Case Officer:	
Target date :	24th June 2013
Applicant :	Mr Gary French
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer indicated that the Highway Authority had no objection to the proposals and that no significant concerns had been expressed by the Somerset Wildlife Trust. He added that since the publication of the agenda, he received a number of objections from the occupiers of nearby properties.

A number of objectors attended the meeting and made the following points:

- the need for the proposed facility was questioned and whether its economic viability and sustainability had been adequately demonstrated
- sufficient similar facilities had already been provided and were planned elsewhere in the Town
- any provision should be restricted to use by those attending the Academy
- concern about the impact of the planned floodlighting on the amenity of properties in the vicinity of the proposed site
- unacceptable levels of noise and potential foul language during late evenings from users of the proposed facility
- flood damage to nearby houses and gardens
- unacceptable levels of light pollution from planned floodlighting
- breach of right to peaceful enjoyment of property under the Human Rights Act and adverse impact on quality of life
- suspicion that proposal is primarily designed to raise revenue for the Academy
- concern about the safety of local people and potential damage to property during construction
- adverse impact on the value of nearby properties
- concern at the intention to make pitch meet league standards, which would increase demand to a higher level with additional impact on nearby properties

The applicant responded with the following points:

- intention to make proposed facility available to the public outside normal school hours was in line with Government policy
- other similar facilities in use in the Town do not meet league standards and overall demand is currently not being met
- mechanisms will be put in place to share any excess demand with other facility providers in the Town
- part of an ongoing plan to improve and develop other sports and ancillary facilities at the Academy
- satisfactory transport survey completed
- acoustic impact already assessed as adequate
- light spillage from proposed floodlighting within set guidelines
- no flood risk
- all ecological concerns will be addressed
- proposal meets identified need in District Council Sports Strategy
- revenue generated will not be paid to the Academy
- applicant happy to work with the local community to explore possible solutions to any issues of concern – including operating hours.

The Planning Officer drew attention to the technical nature of the acoustic and lighting impact assessments that had been submitted as part of the application, on which the views of the Environmental Protection Unit were awaited.

He added that whilst any construction traffic would be using the back entrance to the site, future users of the facility would use the main entrance to the Academy and the internal car parks – with additional parking being available in the evening when the daytime staff working at the Academy would not be present.

Reference was also made to the Planning Authority's neighbour notification policy, which the Planning Officer explained was restricted to properties that shared a boundary with the site.

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

Whilst it was recognised that the proposal would provide an additional sports facility in the area, it was felt that careful consideration needed to be given to the impact of its creation and operation on the amenity of the occupiers of nearby properties.

Reference was also made to the existence of established and proposed similar facilities in the Town, and the Planning Officer confirmed that this factor was being taken into account by the District Council in its ongoing assessment of the need for the proposed development.

It was also suggested that if the application were to be approved by the Planning Authority, consideration be given to more limited hours of operation and the use of additional plant screening to lessen this impact.

RECOMMENDED REFUSAL on the grounds of the development causing harm to neighbouring amenity by way of noise and floodlighting; potential flood risk and the adverse impact upon ecology.

2. **Planning Application: 13/01499/S73**

Site Address:	Units 1 & 2 (PC World/Allied Carpets) Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	Application to vary planning condition 5 of approval 98/00717/OUT in relation to the range of goods to be sold (GR 355058/115405)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17th July 2013
Applicant :	B&M Retail
Type :	Major Retail f/space 1,000 sq.m or 1ha+

The Planning Officer drew attention to a recently circulated letter from the Applicant.

A discussion took place about the impact of the proposal on the town centre, the amount of extra traffic which would be generated, together with the car parking, and the access, and egress arrangements. The Planning Officer advised that Highways had no observations.

RECOMMEND REFUSAL on the grounds that the car parking and vehicular access/egress arrangements are not considered suitable given the type of business proposed; and the adverse impact on the vitality and viability of the town centre.

3. Planning Application: 13/01869/OUT

Site Address:	Land Adj Bundford Hollow Roundabout West Coker Road Yeovil
Ward :	COKER
Proposal :	Residential development, associated landscaping, open space and new vehicular access (GR 353436/114512)
Recommending Case Officer:	Simon Fox
Target date :	2nd August 2013
Applicant :	Abbey Manor Group
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer drew attention to a letter of objection which referred to a wish to retain fir trees to help screen the site.

NOTED

4. Planning Application: 12/03646/FUL

Site Address:	Old Chapel Site South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The continued use of land as a private car park (GR 355907/115895)
Recommending Case Officer:	Simon Fox
Target date :	25th June 2013
Applicant :	Mrs Patricia/Claire Shorthall
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer indicated that the Highway Authority had sought the installation of a 5m tarmac apron at the entrance to avoid the spillage of gravel onto the highway.

RECOMMEND APPROVAL

5. Planning Application: 13/01503/FUL

Site Address:	Monarch Laundrette 88 Eastland Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a replacement two storey storage building (GR 356170/116544)
Recommending	Mrs Jennie Roberts

Case Officer:	
Target date :	17th June 2013
Applicant :	Monarch Laundrette
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer indicated that the Highway Authority had no objection to the Application provided it was ancillary to the main use of the building.

He added that two objections had been received from the occupiers of neighbouring properties who were concerned at the height of the proposed development and claimed it would have an overbearing effect on their properties.

The Applicant spoke In favour of the planning application drawing attention to the need of additional storage space for use by his business and the design of the proposed development which he felt was sympathetic to its surroundings.

RECOMMEND APPROVAL

6. Planning Application: 13/01626/FUL

Site Address:	Barclays Bank Plc King George Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Alterations to include installation of 3 No. condenser units, relocate ATM machine and installation of ATM camera. (GR 355647/115933)
Recommending Case Officer:	Jane Green
Target date :	27th June 2013
Applicant :	Barclays Bank Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

During the ensuing discussion reference was made to the need for the proposed relocation of the ATM machine to be carried out in a sympathetic manner to the satisfaction of the Conservation Officer.

RECOMMEND APPROVAL subject to the Conservation Officer being satisfied that the impact of the proposed alterations on the character of the building and its impact and appearance on the conservation area can be mitigated.

7. Planning Application: 13/01672/FUL

Site Address:	Unit 6 Gazelle Road Lynx Trading Estate
Ward :	Yeovil (South)
Proposal :	Change of use of premises from general industrial (Use Class B2) to storage and distribution (Use Class B8) and alterations to west elevation (Retrospective) (GR 353975/115289)
Recommending Case Officer:	Simon Fox
Target date :	27th June 2013

Applicant :	Howden Joinery Properties Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

8/374 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/375 **CORRESPONDENCE**

There were no items of correspondence.

8/376 **FINANCIAL STATEMENT – FEBRUARY/MARCH 2013**

The Committee considered the Financial Statement for the period 1 February to 31 March 2013. (Agenda item 8 refers).

RESOLVED

that the Financial Statement be noted.

Chairman

AT/JS
23/05/13