

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 18 November 2013**

(7.00pm to 7.55pm)

Present:

Darren Shutler - Chairman
Peter Brock
Philip Chandler
Dave Greene
Andrew Kendall
Mike Lock
Wes Read
Manny Roper

Also Present:

Sally Freemantle – Assistant Town Clerk
Andrew Collins – Planning Officer, SSDC

8/455 **MINUTES**

The Minutes of the previous meeting held on 4 November 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/456 **APOLOGIES FOR ABSENCE**

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

8/457 **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.

8/458 **PLANS LIST**

1. **Planning Application: 13/04068/FUL**

Site Address:	Black Horse Inn The Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a first floor rear extension to create an additional 3 No. letting rooms and 1 No. self contained flat in the roof. (GR 355754/116303)

Recommending Case Officer:	Simon Fox
Target date :	16th December 2013
Applicant :	First Court Accommodation Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that a letter had been received raising concerns about the additional parking required for the letting rooms and objecting to the height of the proposed roof. The letter also stated that there was an abundance of guest houses in the area.

Robin Bryer, agent, stated that the existing flat roof was unsightly and in his opinion not worthy to be in the vicinity of the listed building situated directly opposite the site. He explained that the proposals would improve the aesthetics of the building and the pitched roof would have a higher ridge than the existing – by one metre – but then slope away. He added that the new roof would be lower than that of the immediate neighbouring property. With regard to the letting rooms, Mr Bryer explained that the existing flat had 4 rooms which were used for letting, with the proposals increasing the number of rooms available for letting to 7. As far as Mr Bryer was aware, there was not an abundance of guest houses in the area.

The Committee considered the matter and discussed the points raised, particularly with regard to parking. Clarification was obtained from the Planning Officer that the site was within the town centre for off street parking provision requirements, and the number of parking spaces available on the site was noted.

RECOMMENDED APPROVAL

2. Planning Application: 13/04365/FUL

Site Address:	6 & 7 Bakehouse Mews Orchard Street Yeovil
Ward :	Yeovil (South)
Proposal :	Partial demolition of existing office/store building and the erection of 2 No. dwellings with associated car parking and landscaping (GR 354961/115963)
Recommending Case Officer:	Simon Fox
Target date :	30th December 2013
Applicant :	Sequoia Land And Property Group Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that Environmental Protection (SSDC) had raised no objections and that the Highways Authority (SCC) had stated that they were mindful of the History of the site.

RECOMMENDED APPROVAL

3. Planning Application: 13/04384/FUL

Site Address:	96 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The formation of vehicular access/hardstanding. (GR 356468/116774)
Recommending Case Officer:	Jane Green
Target date :	18th December 2013
Applicant :	Ms Jan Jones
Type :	Other Householder - not a Change of Use

Concern was raised regarding the inability of vehicles to be driven both on and off the classified road in a forward gear as the off-road parking area did not provide sufficient room for a vehicle to turn. However it was noted that there were already vehicle access/hardstandings in front of other properties in the street, and that the Highways Authority (SCC) observations were still awaited.

RECOMMENDED APPROVAL

4. Planning Application: 13/04385/FUL

Site Address:	98 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The formation of vehicular access/hardstanding. (GR 356466/116779)
Recommending Case Officer:	Jane Green
Target date :	18th December 2013
Applicant :	Ms Anne Ford
Type :	Other Householder - not a Change of Use

Concern was raised regarding the inability of vehicles to be driven both on and off the classified road in a forward gear as the off-road parking area did not provide sufficient room for a vehicle to turn. However it was noted that there were already vehicle access/hardstandings in front of other properties in the street, and that the Highways Authority (SCC) observations were still awaited.

RECOMMENDED APPROVAL

5. Planning Application: 13/04188/FUL

Site Address:	55 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a first floor extension over existing garage

	(GR 354218/116124)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	6th December 2013
Applicant :	Mr And Mrs Paul Davis
Type :	Other Householder - not a Change of Use

It was noted that no observations had been received from neighbours.

RECOMMENDED APPROVAL

6. Planning Application: 13/04412/FUL

Site Address:	The Park School (3 Park Way) The Park Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion and change of use of former caretakers cottage (Use Class C3) to a music block (Use Class D1)(Retrospective) (GR 355398/116171)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	26th December 2013
Applicant :	Mrs Vanessa Gates
Type :	Other Change Of Use

Martin Wilde, agent, informed the Committee that the conversion had been completed approximately 3 weeks ago and that he had visited the site 5 times and witnessed no more than 2 students and 2 teachers within the building at the same time. He added that the instruments were predominantly electric keyboards, electric drums, string and percussion.

The Planning Officer stated that Environmental Protection (SSDC) had raised no concerns.

RECOMMENDED APPROVAL

7. Planning Application: 13/04418/FUL

Site Address:	33 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a front entrance porch (GR 354659/114447)
Recommending Case Officer:	Jacqui Churchill
Target date :	27th December 2013
Applicant :	Mr & Mrs Wright
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority (SCC) had raised no objections. It was noted that the application was actually located in East Coker Parish, but was immediately adjacent to the Yeovil South Ward boundary.

RECOMMENDED APPROVAL

8. Planning Application: 13/04441/FUL

Site Address:	52 Cedar Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a first floor side and rear extension to dwellinghouse (GR 354338/116705)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	20th December 2013
Applicant :	Mr And Mrs S Caine
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that a neighbour objection had been received raising concerns about loss of light and view, and the de-valuation of their property.

The Planning Officer also reported that the Highways Authority (SCC) had stated that 3 parking spaces would be required and it was noted that 3 spaces were available.

RECOMMENDED APPROVAL

9. Planning Application: 13/04460/FUL

Site Address:	Units 1 To 4 33 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	Alterations to re-clad and raise the roof of premises and the installation of 2 No. first floor windows to south west elevation (GR 357641/117102)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	31st December 2013
Applicant :	Elite Scaffolding
Type :	Minor Manfr less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

10. Planning Application: 13/04541/COU

Site Address:	73-77 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The use of existing car sales and preparation business to include a public hand car wash and valet service (Retrospective) (GR 355250/115385)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	31st December 2013
Applicant :	Mr I White
Type :	Other Change Of Use

RECOMMENDED APPROVAL subject to suitable disposal of waste water.

8/459 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

8/460 CORRESPONDENCE

there were no items of correspondence.

8/461 NEW INITIATIVES BUDGET

The Committee considered the report by the Town Clerk (agenda item 7 refers).

RESOLVED

that the proposals be noted and supported.

8/462 COMMITTEE REVENUE ESTIMATES – 2014/15

The Committee considered the report by the Town Clerk (agenda item 8 refers).

RESOLVED

- 1) that the Budget Strategy drawn up by the Finance Working Group be noted and supported;
- 2) that the Draft Estimates, attached as an appendix hereto, be supported and referred to the Policy, Resources and Finance Committee for consideration; and
- 3) that the notes on the proposed budget allocations be noted.

8/463 **FINANCIAL STATEMENT FOR PERIOD AUGUST/SEPTEMBER 2013**

The Committee considered the report of the Finance Administrator (Agenda Item 9 refers).

RESOLVED

that the Financial Statement for the period 1 August to 30 September 2012 be noted.

SF
19/11/13

Chairman