

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 April 2014**

(7.30pm to 8.10pm)

Present:

Darren Shutler – Chairman
Philip Chandler
Mike Lock
Wes Read
Manny Roper

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Helen Ferdinand – Assistant Town Clerk (Job Share)
Simon Fox – Planning Area Team Leader

8/536 MINUTES

The Minutes of the previous meeting held on 14 April 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/537 APOLOGIES FOR ABSENCE

Apologies for absence were received from Kris Castle, J Vincent Chainey, Dave Greene and Andrew Kendall.

8/538 DECLARATIONS OF INTEREST

Wes Read 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.

Wes Read declared a personal interest in agenda item 14/01606/TPO to carry out tree surgery works to 2no. Beech trees known as T.1 and T.2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2005 (GR 355041/114886) by virtue of knowing the applicant.

Phil Chandler declared a personal interest in planning application 14/01533/FUL, for alterations, the erection of a two storey and single storey rear extension and the erection of an extension to existing garage to form a store at 159 Ilchester Road by virtue of knowing the applicant.

8/539 **PLANS LIST**

1. **Planning Application: 14/01533/FUL**

Site Address:	159 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations, the erection of a two storey and single storey rear extension and the erection of an extension to existing garage to form store. (GR 354729/117256)
Recommending Case Officer:	Andrew Collins
Target date :	29th May 2014
Applicant :	Mr & Mrs Bruno Nardiello
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that clarification had been sought from the agent regarding the conifer boundary trees and confirmed that they would be removed to allow the building to be erected. In the following discussion concerns regarding the size of the building, overlooking/loss of privacy and overdevelopment were raised and considered.

In answer to a query about what the store might be used for it was advised by the Planning Officer that it would have to be used for purposes incidental to the residential use of the property.

RECOMMEND REFUSAL as the proposal would create an overbearing relationship with adjacent properties and result in unwelcome overlooking detrimental to residential amenity.

2. **Planning Application: 14/01623/FUL**

Site Address:	86 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the conversion of ground floor of premises from Use Class A1 (retail) to Use Class C3 (residential unit) (GR 356040/115930)
Recommending Case Officer:	Andrew Collins
Target date :	27th May 2014
Applicant :	Mr Erol Sen
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that the unit was located outside the Primary Shopping Frontage, but could be considered to represent the gradual encroachment of residential use in the Town Centre. Attention was drawn to the response of Environmental Health who had confirmed that suitable precautions had been taken for sound proofing of the flats from noise and had

therefore not raised any objections. The agent had tried to let the property to businesses, and in discussion Members recognised that there had been several businesses there that had not worked.

During the ensuing discussion, Members considered the proposal taking into consideration the comments of Environmental Health and the implications for this lower part of Middle Street.

RECOMMEND APPROVAL

3. Planning Application: 14/01699/P3JPA

Site Address:	72-74 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Prior approval for proposed change of use from Use Class B1(a) (office) to Use Class C3 (residential indicative 11 units). (GR 355992/115913)
Recommending Case Officer:	Simon Fox
Target date :	6th June 2014
Applicant :	Intercounty Properties Ltd
Type :	Part 3 Prior Approvals

The Planning Officer emphasised the significant concerns of Environmental Health regarding noise nuisance on the residential amenity of the occupiers of the proposed flats. This may result in the future occupiers making complaints about noise which might impact upon the viability of the bars and clubs in the immediate vicinity. Woods Wine Bar had objected on the grounds that the residential use might conflict with night time uses.

A general discussion took place regarding residential use in the area and concerns were raised about the potential for noise nuisance.

RECOMMENDATION REFUSAL as the future occupiers would be subjected to noise nuisance from various sources detrimental to residential amenity. Such harm would raise complaints under Environmental Health/Licensing legislation that would impact on the viability of adjacent licensed premises and their current activities unduly affecting the night-time economy.

8/540 PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDER

(Wes Read having declared a personal interest in this item, left the room during its consideration and took no part in the discussion or voting thereon)

Application No. 14/01606/TPO

Applicant: Mrs Louise Whitney

Proposal: Application to carry out tree surgery works to 2 No. Beech trees known as T.1 and T.2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2005 (GR 355041/114886)

Location: Beech House Dorchester Road Yeovil Somerset BA20 2RW

The Planning Officer reported that pre-application advice had not been taken and the proposed reduction of the tree was far in excess of what was needed. The wording needed clarification also.

RESOLVED to support the recommendation of the District Council's Arboriculturalist.

8/541 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/542 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

HF/AL
30/4/14