

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Tuesday 26 August 2014**

(7.00pm to 9.30pm)

### **Present:**

Darren Shutler – Chairman  
Philip Chandler  
David Dollard  
Mike Lock  
Manny Roper

### **Also Present:**

Tony Fife (Yeovil East Ward)  
Tony Lock (Yeovil East Ward)  
Helen Ferdinand – Assistant Town Clerk (Job Share)  
Simon Fox – Planning Area Team Leader (SSDC)

### 8/594 **MINUTES**

The Minutes of the previous meeting held on 28 July 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/595 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Andrew Kendall and Kris Castle.

### 8/596 **DECLARATIONS OF INTEREST**

Tony Lock and Tony Fife referred to their membership of South Somerset District Council and indicated that whilst they might speak 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.

### 8/597 **PLANS LIST**

#### 1. **Planning Application: 14/03118/FUL**

Site Address:	39 Turners Barn Lane, Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey side and rear extension to dwelling (GR 354723 / 114567)
Recommending Case Officer:	Jane Green

Target date :	24 <sup>th</sup> September 2014
Applicant :	Mr Paul Rothwell
Type : 13	Other householder – not change of use

The Planning Team Leader informed the Committee that two objections had been received from the owners of two neighbouring properties who were opposed to the balcony as they were concerned about overlooking. The Highways Authority had referred to their standing advice in respect of parking levels and access.

The Members raised concerns regarding the potential for overlooking, but otherwise considered the proposal to be acceptable.

**RECOMMEND APPROVAL** subject to no adverse overlooking from the proposed balcony in the opinion of the case officer.

2. **Planning Application: 14/03197/FUL**

Site Address:	10A Union Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of an extension to first floor flat (GR 355719/115890)
Recommending Case Officer:	Jennie Roberts
Target date :	12 <sup>th</sup> September 2014
Applicant :	Mr J Veiga
Type : 13	Other Householder – not change of use

**RECOMMEND APPROVAL**

3. **Planning Application: 14/03208/FUL**

Site Address:	Yeovil Key Stores, 27 Princes Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of use from A1 Shop to A2 Financial and Professional Services
Recommending Case Officer:	Jennie Roberts
Target date :	11 <sup>th</sup> September 2014
Applicant :	Miss Rosalyn Smith
Type : 12	Other Change of Use

The Planning Team Leader informed the Committee that Policy MC4 of the Local Plan was relevant in this case where the property lies within the town centre, but outside the primary shopping frontage. The policy allows for other uses such as A2 as long as there is no adverse impact on the vitality and viability of the town centre.

In the following discussion Members raised their concerns about the loss of the newspaper shop and diversity of use along Princes Street, as well as the loss of A1 uses generally throughout the town.

**RECOMMEND REFUSAL** on the grounds that the addition of another A2 unit would create an imbalance of uses by the erosion of A1 retail which would impact on the vitality and viability of the centre.

4. **Planning Application: 14/033320/P3JPA**

Site Address:	Telford House, Clarence Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	Prior approval for proposed change of use from Use Class B1 (a) Offices to Use Class C3 Residential - 12 units (GR 355478/116122)
Recommending Case Officer:	Andrew Collins
Target date :	22 <sup>nd</sup> September 2014
Applicant :	Edan Investments Ltd
Type : 21	Part 3 Prior Approvals

The Committee was informed by the Planning Team Leader that planning permission had been granted in 2013 for the demolition of the building and the erection of a mixed development including 14 residential apartments. The current application seeks to convert the building into 12 residential units under permitted development rights. The Planning Team Leader highlighted the concern that if residential development is allowed next to a public house the new residents might complain about noise nuisance in the future which may have an adverse impact upon the viability of the public house.

During the following discussion Members welcomed the retention of the building and the proposed residential use. Bearing in mind the noise nuisance issue, they requested that a noise impact assessment be carried out and mitigation measures be installed in the development to minimise the impact of noise disturbance.

**RECOMMEND APPROVAL** subject to a noise impact assessment being undertaken and the carrying out of any appropriate mitigation arising from that assessment.

5. **Planning Application: 14/03376/FUL**

Site Address:	159 Ilchester Road, Yeovil
Ward :	Yeovil (West)
Proposal :	Rear First floor and single storey extension to dwellinghouse and extension to garage to form store (Revised application) (GR: 354729 /117257)
Recommending Case Officer:	Andrew Collins
Target date :	19 <sup>th</sup> September 2014
Applicant :	Mr & Mrs B Nardiello
Type : 13	Other Householder – not change of use

The Planning Team Leader informed the Committee that a previous application for a similar development had been withdrawn.

The Members considered the proposal and felt that it would still be overbearing on neighbouring properties.

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

6. **Planning Application: 14/03437/FUL**

Site Address:	Land r/o 73 Rosebery Avenue, Yeovil, Somerset
Ward :	Yeovil (East)
Proposal :	Proposed dwelling house and garage (GR: 356757 / 116935 )
Recommending Case Officer:	Jennie Roberts
Target date :	8 <sup>th</sup> October 2014
Applicant :	Mr F Harris
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Committee discussed the access arrangements for the proposed new dwelling and the siting of it to the rear of 2 Monmouth Road.

**RECOMMEND REFUSAL** on the grounds that the development represents overdevelopment.

7. **Planning Application: 14/03480/COU**

Site Address:	Yeovil Vehicle Centre, 79 Sherborne Road, Yeovil
Ward :	Yeovil (East)
Proposal :	Change of use of building from B1 (light industrial) to D1(h) (for, or in connection with public worship or religious instruction) (GR 356312/116264 )
Recommending Case Officer:	Andrew Collins
Target date :	26 <sup>th</sup> September 2014
Applicant :	Boon Brown
Type : 12	Other Change of Use

The Committee was informed by the Planning Team Leader that the Environmental Health officer had originally raised an objection to the application, but had withdrawn it once the use had been clarified.

Mr Lewis who lives next door was concerned about the proposed use and the impact it would have on the value of their property, and the potential for overlooking of their house and garden.

Members discussed the potential for increased traffic movements to and from Sherborne Road, and were concerned about the parking and turning

arrangements that had been put forward which relies on triple tandem parking. They were also unhappy about the lack of information about the proposed use.

**RECOMMEND REFUSAL** on the grounds of insufficient information regarding the extent and nature of the final use to allow proper assessment of car parking, the volume and nature of traffic using the access onto Sherborne Road and the impact upon the amenity of local residents.

**8. Planning Application: 14/03516/FUL**

Site Address:	Pen Mill Infant School, St Michaels, Yeovil
Ward :	Yeovil (East)
Proposal :	Retention of 8 bay temporary classroom unit. (GR 356570/116487)
Recommending Case Officer:	Jane Green
Target date :	25 <sup>th</sup> September 2014
Applicant :	Mrs Karen Underhill
Type : 10	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**9. Planning Application: 14/03541/LBC**

Site Address:	Yeovil Key Stores, 27 Princes Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	Internal alterations to include display of window banner (GR: 355543 / 116058 )
Recommending Case Officer:	Jennie Roberts
Target date :	26 <sup>th</sup> September 2014
Applicant :	Swinton Group Ltd
Type : 15	Other LBC Alteration

**RECOMMEND APPROVAL**

**10. Planning Application: 14/03581/FUL**

Site Address:	Milford Inn, 85 Milford Road, Yeovil
Ward :	Yeovil (Central)
Proposal :	Conversion of existing public house into 9 no. residential units, demolition of skittle alley and the erection of a single storey rear extension (GR 356084 / 117034)
Recommending Case Officer:	Andrew Collins

Target date :	3 <sup>rd</sup> October 2014
Applicant :	Mr Kevin Lake
Type : 06	Minor dwellings 1-9 site less than 1ha

The Planning Team Leader advised the Committee that the District Valuer reported that the proposed development is not capable of supporting S106 contributions.

Mr Lake, Managing Director of Somerset Care and Repair, told the Committee that the applicant was a small not-for-profit organisation with charitable status with the aim of providing a range of housing related services designed to help vulnerable clients stay independent in their own homes for as long as they wish to do so. They have a formal arrangement with SSDC to take people from the housing waiting list. He informed Members that planning permission had been granted in 2007 to demolish the Milford Inn and replace it with 13 flats, but that this had not been implemented and the pub had closed in 2012 and the building has since fallen into disrepair.

In the following discussion, Members welcomed the retention of the building and the conversion of derelict properties for residential use.

#### **RECOMMEND APPROVAL**

#### **11. Planning Application: 14/03658/FUL**

Site Address:	Co-operative Retail Services Ltd, 72 Stiby Road, Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of 4 No. new bollards (GR 354573/117074)
Recommending Case Officer:	Jane Green
Target date :	6 <sup>th</sup> October 2014
Applicant :	The Co-operative Group
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

#### **RECOMMEND APPROVAL**

#### **8/590 REPORT TABLE**

**Application No:** 14/03431/ADV

**Proposal:** The display of 3 no. wall mounted advertisements

**Location:** Yeovil Athletic Club, Pickett Lane, Yeovil

**Application No:** 14/03464/ADV

**Proposal:** The display of 3 no. wall mounted signs

**Location:** Petters House, Petters Way, Yeovil

**RESOLVED** that the above advertisement applications be noted.

#### **8/591 PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDERs**

**Application No.** 14/03415/TPO

**Proposal:** Application to carry out tree surgery work to T Lime Tree which is included in the SSDC (YEOV 1603) Tree Preservation Order (GR 354753/116400)

**Location:** 3 Parcroft Gardens Yeovil Somerset BA21 3ED

**Application No.** 14/03413/TPO

**Proposal:** Application to carry out tree surgery work to T1 Lime Tree which is included in the SSDC (YEOV 1603) Tree Preservation Order (GR 354753/116400)

**Location:** 4 Parcroft Gardens Yeovil Somerset BA21 3ED

Members noted that one protected tree on the submitted plan was marked as missing, and asked the Planning Team Leader to investigate what had happened to it.

**RESOLVED** to note the applications.

#### 8/592 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

#### 8/593 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that a letter had been received from SSDC regarding planning application 14/02815/FUL for the change of use of land to provide an extension to residential garden at 24 Sandringham Road, Yeovil BA21 5JE. The Committee had recommended approval, but the application had been refused on the grounds that the proposal would result in an incongruous incursion into the amenity land to the detriment of visual amenity in the locality.

The Assistant Town Clerk also informed the Committee that an appeal decision had been received. The appeal against the refusal of application 14/01526/FUL for the formation of a new vehicular access and hard standing at 74 Larkhill Road, Yeovil BA21 3HQ had been allowed. A copy of the appeal decision was available on request.

The Assistant Town Clerk informed the Committee that two appeals had been lodged against the refusal of planning permission:

- 14/01442/COU for the change of use of premises as a mixed use comprising residential dwellinghouse and childminding business at 109 Seaton Road, Yeovil BA20 2AP
- 14/00699/FUL for the erection of 2 no. dwellinghouses with associated access and parking at 94-98 Sherborne Road, Yeovil BA21 4HN

The Assistant Town Clerk advised the Committee of a consultation for a planning application in an adjacent parish: 14/03158/FUL for the installation of 2 dormer windows to the north elevation and 1 dormer window to the south elevation at 44 Combe Street lane, Yeovil BA21 3PE.

**RESOLVED**

that the matters be noted, and no objections raised to planning application 14/03158/FUL.

8/593 **PARISH COUNCIL CONSULTATION**  
**TOWN AND COUNTRY PLANNING ACT 1990**

The Planning Team Leader gave a short presentation to the Committee about the proposed Sustainable Urban Extensions for Yeovil. The Keyford Site to the south of Yeovil is at 'pre-application' stage and a planning application has not been submitted. However, the application for the Upper Mudford site (see below) was submitted in June 2014. The application is in Mudford Parish and therefore the views of the Committee are sought as a neighbouring parish.

**Application No:** 14/02554/OUT

**Applicant/Agent:** Abbey Manor Group c/o Boyer Planning Ltd

**Proposal:** Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works (GR 357198/118268)

**Location:** Upper Mudford Primrose Lane Yeovil Somerset

**Officer:** Simon Fox

Following the presentation, the Committee discussed the proposal and its potential impact on Yeovil in general terms. Discussions focussed on the impact of the proposals on the highway infrastructure, the strain it was felt would be exerted on health facilities and schools in the town, and the potential for creating opportunities for local communities.

The Planning Team Leader informed the Committee that two workshops (3 – 7pm on 1<sup>st</sup> & 2<sup>nd</sup> September at SSDC offices, Brympton Way) were being held to promote public participation in the two proposed Sustainable Urban extensions for Yeovil, and urged Members to attend to give their views.

The discussion concluded with agreement that the Members would individually consider the Upper Mudford proposal further and email their comments to the Assistant Town Clerk to make a co-ordinated response on behalf of Yeovil Town Council.

**RESOLVED**

that the proposal be noted and a co-ordinated response to South Somerset District Council be made by the Town Clerk following consultation with the Chairman.

Chairman