

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 17 February 2014**

(7.00pm to 7.55pm)

**Present:**

Darren Shutler – Chairman  
Philip Chandler  
Dave Greene  
Andrew Kendall  
Mike Lock  
Wes Read  
Manny Roper

**Also Present:**

Sally Freemantle – Assistant Town Clerk  
Andrew Collins – Planning Officer

8/501 **MINUTES**

The Minutes of the previous meeting held on 3 February 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/502 **APOLOGIES FOR ABSENCE**

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

8/503 **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.

8/504 **PLANS LIST**

1. **Planning Application: 14/00213/FUL**

Site Address:	Premises Formerly Known As 16 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Residential development consisting of 19 dwellings and associated works (GR 355948/116364)

Recommending Case Officer:	Simon Fox
Target date :	30th April 2014
Applicant :	Hammonds Yates Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer informed the Committee that Wessex Water raised no objections and that comments from Highways Authority had not yet been received. He added that the Crime Prevention Design Advisor had some concerns relating to pathways through the site, but explained that the design from a planning point of view required some permeability for pedestrians. The courtyard/parking area was designed to be overlooked which was a recommendation by the Crime Prevention Design Advisor.

He reported that objections had been received from residents of Crofton Park regarding the size of the block of flats, parking, and the lack of commercial use, which had been included on previous schemes. In answer to this the Planning Officer explained that the nature of Goldcroft had changed since previous applications and the previous mixed-use scheme included 3 storey elements. It was highlighted that the parking allowance for the site was in keeping with the Somerset Parking Strategy.

Some discussion took place regarding the location of the refuge/wheelie bins and the agent, Phil Yates answered a query in relation to this. He explained that the bin store was for the bins for the flats and that a location in the scheme could be included for the residents in the houses to place their bins on collection day. He confirmed that the access would be wide enough for refuge vehicles.

## **RECOMMENDED APPROVAL**

### **2. Planning Application: 14/00244/FUL**

Site Address:	2 Woodland Terrace Mill Lane Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a single dwelling (Re-Submission) (GR 355855/115784)
Recommending Case Officer:	Simon Fox
Target date :	17th March 2014
Applicant :	Mr I White
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that objections had been received from a neighbouring property which included design issues and concerns over lack of parking.

It was confirmed that the lack of off street parking was contrary to the Somerset Parking Strategy.

## **RECOMMENDED REFUSAL due to lack of parking**

**3. Planning Application: 14/00080/FUL**

Site Address:	27 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the conversion of existing single dwellinghouse into 3 No. self contained flats (GR 355239/116233)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	25th March 2014
Applicant :	Mr Simon Taylor
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority had referred to standing advice and the Conservation Officer required details of the location for the bins to be stored.

He added that a letter had been received from the neighbouring property requesting certain provisions be put in place during the construction period to maintain access.

**RECOMMENDED APPROVAL**

**4. Planning Application: 14/00372/FUL**

Site Address:	45 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey side and rear extension to dwellinghouse (Revised application) (GR 355315/117472)
Recommending Case Officer:	Jane Green
Target date :	26th March 2014
Applicant :	Mr Martin Nardiello
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had made no observations. He also confirmed that an application for a larger scheme had been withdrawn but understood that this was for economic reasons.

**RECOMMENDED APPROVAL**

**5. Planning Application: 14/00390/FUL**

Site Address:	15 Wingate Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey side extension to dwellinghouse (GR 356179/117157)

Recommending Case Officer:	Jane Green
Target date :	24th March 2014
Applicant :	Mr And Mrs D Passmore
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had made no observations.

## RECOMMENDED APPROVAL

### 6. Planning Application: 14/00440/COU

Site Address:	3A and 3B Kingfisher Close Gazelle Road Lynx Trading Estate Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from B1/B8 (Industrial/Storage and Distribution) to D2 (Assembly and Leisure) (GR 353931/115325)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	1st April 2014
Applicant :	Progress Gym Ltd
Type :	Other Change Of Use

The Planning Officer informed the Committee that Environmental Protection had stated that if any ground works were to take place there should be a contaminated land check, but added that this was a precautionary condition as no ground works were proposed as part of this Change of Use application.

The Planning Officer also confirmed that he had calculated that the number of parking spaces per square metre (in accordance with proposed use) was in accordance with the Somerset Parking Strategy.

## RECOMMENDED APPROVAL

### 7. Planning Application: 14/00573/FUL

Site Address:	111 Seaton Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey and two storey extensions to dwellinghouse (GR 354674/115845)
Recommending Case Officer:	Jane Green
Target date :	3rd April 2014
Applicant :	Mr And Mrs L J Delany
Type :	Other Householder - not a Change of Use

It was noted that a neighbouring property had a similar size extension. The Planning Officer informed the Committee that the side window in the plans was proposed to be partially obscured and that this detail required clarification with the agent.

## **RECOMMENDED APPROVAL**

### **8. Planning Application: 14/00463/DPO**

Site Address:	Land At Lufton Lufton Yeovil
Ward :	BRYMPTON
Proposal :	Application to modify S 106 agreement relating to affordable housing dated 11th May 2007 and varied 21st October 2013 and S 106 agreement relating to public opens space, play, sport and leisure provisions and education dated 11th May 2007 (GR 357652/117726)
Recommending Case Officer:	Simon Fox
Target date :	25th March 2014
Applicant :	Abbotsdale Homes Ltd And Royal Mencap Society
Type :	Non PS1 and PS2 return applications

## **RECOMMENDED APPROVAL**

### **8/505 PLANNING DECISIONS**

#### **RESOLVED**

that the Planning Decisions be noted.

### **8/506 CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that Notification of Appeal Decision had been received in respect of:

**Application Decision Reference:** 13/02335/FUL

**Proposal:** Change of use of garage block and the erection of a single storey extension to form 1 No. dwelling (Revised Application) (GR 355905/115721)

**Location:** Garage Block, Central Acre, Yeovil, Somerset, BA20 1NU

The appeal was **ALLOWED** subject to conditions. The Assistant Town Clerk explained that a copy of the Planning Inspectorate's report was available on request.

**RESOLVED** that the correspondence be noted.