

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 3 February 2014**

(7.00pm to 7.45pm)

**Present:**

Darren Shutler – Chairman  
Dave Greene  
Andrew Kendall  
Mike Lock  
Manny Roper

**Also Present:**

Sally Freemantle – Assistant Town Clerk  
Jane Green – Planning Assistant

8/493 **MINUTES**

The Minutes of the previous meeting held on 20 January 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/494 **APOLOGIES FOR ABSENCE**

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

8/495 **DECLARATIONS OF INTEREST**

Dave Greene and Andrew Kendall 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.

8/496 **PLANS LIST**

**Planning Application: 13/04831/FUL**

Site Address:	115 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of two storey rear extension and alterations and relocation of garage (GR 355476/117404)
Recommending Case Officer:	Mrs Jennie Roberts

Target date :	29th January 2014
Applicant :	Mr & Mrs Harry Sayers
Type :	Other Householder - not a Change of Use

This application was previously considered by the Town Council at its meeting on Monday 6 January 2013. The Town Council objected, as it considered that the size and form of the extension as proposed would create an overbearing relationship and a loss of light to the rear of 115A Mudford Road. The application has since been amended as detailed in the report.

Ian Pamplin, agent, addressed the Committee explaining that the proposals for the extension had now been reduced to 4 metres which represented a 20% reduction from the application considered at the meeting on 6 January. He further added that it was felt that any further reduction in size would not work internally for the accommodation required. He felt that loss of light was not an issue due to the direction the houses face, and pointed out that 115a has a single storey extension and the detached plots benefit from large gardens.

Wendy Rose, objector, stated that she was concerned about the overpowering size of the proposed extension and the detrimental effect it would have on the resident of the adjacent property. She stated that the extension would extend 2 metres beyond the neighbours' conservatory and rise 2 metres above the conservatory roof, potentially overshadowing the conservatory and causing the room behind it to be dark. She felt that it would also make the bedroom dreary because at the first floor level the extension would extend 4 metres beyond the existing bedroom wall. She also suggested that there would be an impact on on-street parking.

An email from Wes Read was read out by the Chairman.

## **RECOMMENDED APPROVAL**

### **Planning Application: 14/00189/COL**

Site Address:	5 Vincent Place Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Application for a Certificate of Lawfulness for the existing use of premises as two flats (GR 355936/116157)
Recommending Case Officer:	Andrew Collins
Target date :	11th March 2014
Applicant :	Mr Charles Campbell
Type :	Other

Councillors asked whether Council tax had been collected from the properties as two separate flats for the past 4 years, but there was no evidence available at the meeting to confirm this.

**RECOMMENDED REFUSAL due to lack of evidence provided.**

8/497 **REPORT TABLE**

**Application No:** 13/04426/ADV

**Proposal:** The display of 5no. internally illuminated fascia signs

**Location:** New Look, 14 Ivel Square, Yeovil

**RESOLVED**

that the Report Table be noted.

8/498 **SOMERSET COUNTY COUNCIL PLANNING APPLICATIONS**

**Application No:** 14/00186/R3C

**Proposal:** Retention of a 3-bay Elliott Temporary Building E658, following expiry of previous permission 00/01945/R3C

**Location:** Milford Infants School, Glenthorne Avenue, YEOVIL, Somerset, BA21 4PG (GR: 355676 -117236)

The Committee considered the application (agenda item 6(i) refers).

**Application No:** 14/00256/R3C

**Proposal:** Retention of a 4-bay Elliott Temporary Building E.744 following expiry of a previous permission 08/01409/R3C

**Location:** Birchfield Community Primary School, Birchfield Road, Yeovil, Somerset, BA21 5RL (GR: 356884 -117405)

The Committee considered the application (agenda item 6(ii) refers).

**RESOLVED** that the matters be noted and that no objections be raised to the applications.

8/499 **PLANNING DECISIONS**

The Planning Assistant explained that application decision reference 13/04763/FUL had been highlighted incorrectly as the amended plans had been recommended for approval by the Town Council in January (although the original application had been recommended for refusal at an earlier meeting).

**RESOLVED**

that the Planning Decisions be noted.

8/500 **CORRESPONDENCE**

There were no items of correspondence.