

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 6 January 2014**

(7.00pm to 8.00pm)

Present:

Darren Shutler – Chairman
Peter Brock
Dave Greene
Mike Lock
Wes Read
Manny Roper

Also Present:

Sally Freemantle – Assistant Town Clerk
Simon Fox – Planning Area Team Leader

8/471 **MINUTES**

The Minutes of the previous meeting held on 2 December 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/472 **APOLOGIES FOR ABSENCE**

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

8/473 **DECLARATIONS OF INTEREST**

Dave Greene 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.

8/474 **PLANS LIST**

1. **Planning Application: 13/04735/COU**

Site Address:	Yeovil Night Shelter 13 Wyndham Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of Use from Hostel (sui generis) to House in Multiple Occupation (Use Class C4) (GR 356147/116081)
Recommending Case Officer:	Andrew Collins

Target date :	23rd January 2014
Applicant :	Peters House Projects
Type :	Other Change Of Use

The Planning Area Team Leader informed the Committee that the Environmental Health Officer (Housing) had raised no concerns and the Environmental Protection team had no comments to make on this application.

RECOMMENDED APPROVAL

2. Planning Application: 13/05096/FUL

Site Address:	1 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations including new windows/doors, alterations to existing windows , changes to boundary fencing, alterations to boundary fencing, alterations to parking and provision of landscaping/bin store (GR 355912/116291)
Recommending Case Officer:	Andrew Collins
Target date :	10th February 2014
Applicant :	Mr Paul Hamblin
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Area Team Leader explained the Permitted Development Rights with regard to the change of use from an office to a dwelling (introduced by the Government in May 2013).

RECOMMENDED APPROVAL

3. Planning Application: 13/04870/FUL

Site Address:	Court Ash House Court Ash Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of 2 No. ground floor office suites into 6 No. garages and 2 No. storage areas, replacement windows and alterations to fenestration (GR 355711/116143)
Recommending Case Officer:	Simon Fox
Target date :	27th January 2014
Applicant :	Mr Steve Beasant
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

4. Planning Application: 13/02198/LBC

Site Address:	8-9 Wine Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal alterations to staircase and external alterations to change colour of paintwork to external joinery (Part implemented) (GR 355724/115922)
Recommending Case Officer:	Simon Fox
Target date :	23rd January 2014
Applicant :	T & D Investments Ltd
Type :	Other LBC Alteration

The Planning Area Team Leader explained that the Conservation Officer was happy with the application subject to a condition on details on the staircase and newel post.

RECOMMENDED APPROVAL

5. Planning Application: 13/04763/FUL

Site Address:	136 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a first floor side extension and extend existing garage forward to the dwelling (GR 355001/115155)
Recommending Case Officer:	Jane Green
Target date :	14th January 2014
Applicant :	Mr And Mrs G Smith
Type :	Other Householder - not a Change of Use

A planning application for this site was considered in December 2013, when it was recommended for refusal as concerns were raised that there was no opportunity to increase parking provision, and an extra bedroom would require an additional parking space. The proposed extension of the existing garage addresses this issue as it makes the garage big enough to park a car inside.

RECOMMENDED APPROVAL

6. Planning Application: 13/04788/COL

Site Address:	20 Garrett Road Lynx Trading Estate Yeovil
Ward :	Yeovil (South)
Proposal :	Application for a Certificate of Lawfulness for the existing use of premises as Use Class B2 (General Industry) (GR 353940/115178)

Recommending Case Officer:	Mrs Jennie Roberts
Target date :	7th February 2014
Applicant :	Mr Mervyn Ham
Type :	Other

Derek Smith, supporter, explained that the confirmation of Use Class B2 reverts it back to the original use of the premises.

NOTED

7. 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

The Planning Area Team Leader explained that a neighbour had complained about lack of communication from the agent/applicant, and raised objections as it was felt that the proposed extension was too big and too close to the adjacent property.

RECOMMENDED REFUSAL - 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.

8. Planning Application: 13/04885/FUL

Site Address:	17 Percy Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 356664/116714)
Recommending Case Officer:	Jane Green
Target date :	23rd January 2014
Applicant :	Ms Caroline Pilling
Type :	Other Householder - not a Change of Use

The Planning Area Team Leader informed the Committee that an email had been received from the applicant explaining that access to rear garden was achieved via a driveway to the rear of the property, however there would be

no loss of parking space (as suggested) as there was no designated parking space in the rear garden.

It was also reported that a letter of objection had been received regarding loss of light to a neighbouring property and loss of a parking space (addressed by the applicant's comment above), displacing vehicles onto an already congested road.

RECOMMENDED APPROVAL

9. Planning Application: 13/04915/FUL

Site Address:	18 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing garage/outbuilding and the erection of a two storey extension with integral garage and single storey extension (GR 355151/115148)
Recommending Case Officer:	Andrew Collins
Target date :	30th January 2014
Applicant :	Mr & Mrs Grant Christmas
Type :	Other Householder - not a Change of Use

The Planning Area Team Leader explained that the Conservation Officer had raised no concerns that the proposal would be harmful to the adjacent conservation area, but advised of some minor alterations to the plans. He added that the Highways Authority had referred the Case Officer to standing advice on the level of parking required on the site.

RECOMMENDED APPROVAL

10. Planning Application: 13/04976/LBC

Site Address:	Penn Hill Dental Surgery 1 Penn Hill Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal alterations including the removal of stud partition walls (GR 355727/115808)
Recommending Case Officer:	Jane Green
Target date :	3rd February 2014
Applicant :	Mrs Susan Irvine
Type :	Other LBC Alteration

The Planning Area Team Leader explained that a response had not yet been received from the Conservation Officer.

RECOMMENDED APPROVAL, subject to no adverse comments from the SSDC Conservation Officer

11. Planning Application: 13/04982/FUL

Site Address:	45 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a two storey side extension and a single storey rear extension to dwellinghouse (GR 355315/117472)
Recommending Case Officer:	Jane Green
Target date :	4th February 2014
Applicant :	Mr Martin Nardiello
Type :	Other Householder - not a Change of Use

The Planning Area Team Leader explained that the Highways Authority had raised no objections.

RECOMMENDED APPROVAL

12. Planning Application: 13/05001/FUL

Site Address:	14 Manor Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, loft conversion including dormer windows to front and rear of dwelling (GR 355310/115756)
Recommending Case Officer:	Jane Green
Target date :	29th January 2014
Applicant :	Ash Lettings Yeovil Ltd
Type :	Other Householder - not a Change of Use

The Planning Area Team Leader explained that the Highways Authority had raised no objections.

RECOMMENDED APPROVAL

13. Planning Application: 13/05038/FUL

Site Address:	74 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The formation of a new vehicular access and hard standing (GR 354106/116715)
Recommending Case Officer:	Jane Green
Target date :	5th February 2014
Applicant :	Mrs Helen Handscomb
Type :	Other Householder - not a Change of Use

The Planning Area Team Leader explained that the Highways Authority had offered standing advice on the levels of visibility and parking required. He added that the proposal was to install the dropped kerb at the edge of an existing lay-by, which may reduce the amount of parking space available in the lay-by.

Concern was raised that the driveway was proposed to lie in between two mature trees and the Planning Area Team Leader explained that a condition could be added to ensure that a material suitable for hard-standing in close proximity to the roots of a tree be used.

RECOMMENDED APPROVAL, subject to no adverse comments from the SSDC Tree Officer.

14. Planning Application: 13/05059/FUL

Site Address:	2 Matthews Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The extension, alteration and conversion of existing dwelling into two dwellings (GR 356349/116421)
Recommending Case Officer:	Andrew Collins
Target date :	11th February 2014
Applicant :	Mr Phillip Perry
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Area Team Leader explained that this was the re-submission of a previously approved scheme.

RECOMMENDED APPROVAL

15. Planning Application: 13/05090/FUL

Site Address:	6 Richmond Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a rear conservatory (GR 355102/115933)
Recommending Case Officer:	Jane Green
Target date :	11th February 2014
Applicant :	Mr Chainey
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8/475 **PLANNING DECISIONS**

The Assistant Town Clerk informed the Committee that letters had been received from the Area Planning Team at SSDC explaining why the decisions of the District Council differed from the recommendation of the Town Council for application reference numbers: 13/04384/FUL, 13/04385/FUL and 13/03845/FUL.

RESOLVED

that the Planning Decisions be noted.

8/476 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that notification of Advice of Appeal Receipt had been received in respect of the following:

Application Decision Reference: 13/03325/FUL

Proposal: The formation of a vehicular access and hardstanding.

Location: 58 St Michael's Avenue, Yeovil, BA21 4LG

Application Decision Reference: 13/02609/FUL

Proposal: The erection of a new detached dwelling with parking.

Location: 74 Freedom Avenue, Yeovil, BA21 3JN

RESOLVED

that the matters be noted.