

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 14 July 2014**

(7.00pm to 7.30pm)

Present:

Darren Shutler – Chairman
Kris Castle
David Dollard
Manny Roper
Philip Chandler
Andrew Kendall

Also Present:

Helen Ferdinand – Assistant Town Clerk (Job Share)
Jennie Roberts – Planning Officer (SSDC)

8/576 **MINUTES**

The Minutes of the previous meeting held on 30 June 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/577 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mike Lock.

8/578 **DECLARATIONS OF INTEREST**

Andrew Kendall 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.

Andrew Kendall also declared a personal interest in planning application 14/02362/FUL and listed building application 14/02363/LBC involving internal and external alterations and change of use of the first floor letting rooms into 4 flats at the Wine Vaults, 8 - 9 Wine Street, Yeovil, due to him knowing the owner.

8/579 **PLANS LIST**

1. **Planning Application: 14/02705/FUL**

Site Address:	108 Larkhill Road, Yeovil, Somerset
Ward :	Yeovil (West)
Proposal :	The change of use of premises to a mixed use

	including dwellinghouse and dog grooming salon and the formation of a new vehicular access and hardstanding. (Part Retrospective) (GR 354059/116852)
Recommending Case Officer:	Jane Green
Target date :	18th August 2014
Applicant :	Mrs Samantha Gibbs
Type : 12	Other Change Of Use

The Planning Officer had no up-dates to the report.

Phill Horsfield, spoke on behalf of the applicant, and clarified that the hardstanding was to be gravel and not concrete as indicated in the report.

In the following discussion Members raised their concerns about the application being part retrospective, and whether vehicles would be able to enter and exit the site in forward gear.

RECOMMEND APPROVAL subject to customers being able to enter and exit the site in forward gear.

2. **Planning Application: 14/02362/FUL**

Site Address:	Wine Vaults, 8 - 9 Wine Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	Internal and external alterations to first floor to include new window and change of use of first floor letting rooms into 4 No. flats. (Revised Application). (GR 355717/115920)
Recommending Case Officer:	Simon Fox
Target date :	24th July 2014
Applicant :	T & D Investments Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

This application and the following listed building application were considered together. The Planning Officer informed the Committee that the comments of the Conservation Officer were awaited, and that the Environmental Protection Officer had requested a condition to prevent the selling of the proposed first floor flats separate to the rest of the building in order to avoid the uses on the ground floor causing a noise nuisance to the occupiers of the flats above. The case officer was to investigate whether this would be an acceptable condition.

RECOMMEND APPROVAL subject to Environmental Protection and Conservation Officer support.

3. **Planning Application: 14/02363/LBC**

Site Address:	Wine Vaults, 8 - 9 Wine Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	Internal and external alterations to first floor to include new window and change of use of first floor letting rooms into 4 No. flats. (Revised Application). (GR 355717/115920)
Recommending Case Officer:	Simon Fox
Target date :	24th July 2014
Applicant :	T&D Investments Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

RECOMMEND APPROVAL subject to Environmental Protection and Conservation Officer support.

4. **Planning Application: 14/02412/FUL**

Site Address:	20 Garrett Road Lynx Trading Estate, Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from Use Class B1 (Light Industrial) to Use Class B2 (General Industrial) (GR 353946/114179)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	26th August 2014
Applicant :	Mr Mervyn Ham
Type : 12	Other Change Of Use

The Planning Officer informed the Committee that the application had been amended to propose the change of use from Use Class B8 (storage and distribution) to Use Class B2 (General Industry).

RECOMMEND APPROVAL

5. **Planning Application: 14/02471/FUL**

Site Address:	Building 147 GKN Westland Helicopters, Lysander Road, Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the refurbishment of building including replacement roof, replacement windows, over cladding of external walls, new ramp and entrance, and the change of use from storage area (Use Class B8) to archive/exhibition area

	(Use Class D1). Change of use from company storage space to company archive and exhibition area. (GR 354315/115530)
Recommending Case Officer:	Andrew Collins
Target date :	11th August 2014
Applicant :	AugustaWestland
Type : 10	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

6. Planning Application: 14/02757/COU

Site Address:	2 South Western Terrace, Yeovil, Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor from a cafe (Use Class A3) to a drinking establishment (Use Class A4), and the first floor from residential flats (Use Class C3) to storage and distribution (Use Class B8) (GR 356141/115987)
Recommending Case Officer:	Andrew Collins
Target date :	22nd August 2014
Applicant :	Parrot Quay
Type : 12	Other Change Of Use

The Planning Officer informed the Committee that the Highways Authority had raised no objections to the proposal.

The applicant Kieran Robinson was happy to answer any questions and informed the Members that the wine bar would be open from early in the morning to late at night selling drinks and light snacks.

RECOMMEND APPROVAL

7. Planning Application: 14/02776/FUL

Site Address:	40 Mitchelmore Road, Yeovil, Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a front entrance porch and single storey rear extension to dwellinghouse (GR 355668/116541)
Recommending Case Officer:	Jane Green
Target date :	18th August 2014
Applicant :	Mr & Mrs Jeff Hurt
Type : 13	Other Householder - not a Change of Use

The Planning Officer confirmed that there were no updates to the report, and explained that the porch requires planning permission because of its size.

RECOMMEND APPROVAL

8. Planning Application: 14/02815/COU

Site Address:	24 Sandringham Road, Yeovil, Somerset
Ward :	Yeovil (East)
Proposal :	The change of use of land to provide an extension to residential garden (GR 357177/116827)
Recommending Case Officer:	Jacqui Churchill
Target date :	12th August 2014
Applicant :	Mrs Marie Jean Rice
Type : 12	Other Change Of Use

The Planning Officer informed the Committee that there were no updates to the report.

The applicant, Marie Rice, explained to Members that the parcel of land in question belonged to her and she wanted to provide a larger garden for her four children. She felt that the proposal would not worsen visibility for road users.

Members felt that the piece of land had no particular purpose and the proposal would improve the area.

RECOMMEND APPROVAL

9. Planning Application: 14/02825/FUL

Site Address:	66 West Coker Road, Yeovil, Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a detached double garage (GR 354371/114655)
Recommending Case Officer:	Andrew Collins
Target date :	12th August 2014
Applicant :	Mr Derek Redman
Type : 13	Other Householder - not a Change of Use

The Planning Officer drew attention to the amended plans, and informed the Committee that the Highways Authority had responded and referred to their standing advice.

RECOMMEND APPROVAL

8/580 **REPORT TABLE**

Application No: 14/01479/ADV

Proposal: The display of 2 no. non illuminated car park signs.

Location: Co-op, 72 Stiby Road, Yeovil

The Planning Officer provided amended drawings for the Committee to consider. The Highways Authority had referred to their standing advice

Application No: 14/01822/FUL

Proposal: Amended plans: clarification of level access for front entrance and internal toilet.

Location: Costa Coffee, 13 Middle Street, Yeovil

RESOLVED that the above advertisement application and amendment to full application be noted and supported.

8/581 **PARISH COUNCIL CONSULTATION – TOWN AND COUNTRY PLANNING ACT 1990**

Application no. 14/02728/R3C

Proposal: Single storey extension with pitched roof providing an additional classroom with external space plus flat roofed single storey extension to form a staff room and formalisation of existing parking spaces.

Location: Fiveways School, Victoria Road, Yeovil

RESOLVED to support the application.

8/582 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/583 **CORRESPONDENCE**

There were no items of correspondence.

8/584 **NEW INITIATIVES BUDGET**

The Committee considered the New Initiatives Budget report (agenda item 9 refers).

RESOLVED

that the matter be noted.

8/585 **FINANCIAL STATEMENT – APRIL/MAY 2014**

The Committee considered the Financial Statement for the period of 1 April to 31 May 2014 (agenda Item 10 refers).

RESOLVED

that the Financial Statement be noted.

Chairman

HF/AL
17/07/14