

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 28 July 2014**

(7.00pm to 7.40pm)

Present:

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

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Simon Fox – Planning Team Leader (SSDC)

8/586 **MINUTES**

The Minutes of the previous meeting held on 14 July 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/587 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kris Castle.

8/588 **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.

Phil Chandler declared a personal interest in planning application 14/03111/FUL involving the erection of a porch at 21 Mount Pleasant, Yeovil, due to him knowing the applicant.

Phil Chandler also declared a personal interest in planning application 14/02753/FUL, the erection of new skills centre at Yeovil College, as he proposes to attend courses held at the venue.

8/589 **PLANS LIST**

1. **Planning Application: 14/02753/FUL**

Site Address:	Yeovil College, Mudford Road, Yeovil, Somerset
---------------	--

Ward :	Yeovil (West)
Proposal :	The erection of new build construction skills centre comprising three teaching workshops for electrical installations, plumbing/gas training and wet trades/multi-skills and a covered area for a brickwork and multi-skills workshop, with associated external storage areas. (Revised application) (GR 355293/116759)
Recommending Case Officer:	Jennie Roberts
Target date :	27th August 2014
Applicant :	Yeovil College
Type :	Minor Other less than 1,000 sq.m. or 1ha

A similar application for a larger building was supported by the Committee in March this year with a note that attention should be paid to parking provision.

The Planning Team Leader informed the Committee that the Highways Authority had made no observations, and that a parking management plan had been submitted which demonstrated that there was sufficient parking. The reduction in the floor area of the building should result in a reduction of impact on parking.

It was noted by Members that moving the facility to this site would improve access and was closer to bus routes.

RECOMMEND APPROVAL

2. Planning Application: 14/02917/FUL

Site Address:	61 Westbourne Grove, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwellinghouse. (GR 354185/116116)
Recommending Case Officer:	Jane Green
Target date :	4 th September 2014
Applicant :	Mr David Bartle
Type : 13	Other Householder – not change of use

The Planning Team Leader advised that the Highways Authority had made no observations.

RECOMMEND APPROVAL

3. Planning Application: 14/02971/FUL

Site Address:	4 Buckland Road, Pen Mill Trading Estate, Yeovil
Ward :	Yeovil (East)

Proposal :	Proposed demolition of existing building and the erection of five units for the use of B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) and formation of new vehicular access. (GR 357190/116590)
Recommending Case Officer:	Andrew Collins
Target date :	29 August 2014
Applicant :	Provincial House (Sheffield) Ltd
Type : 08	Minor Manfr less than 1,000 sq.m or 1ha

The Planning Team Leader informed the Committee that the Highways Authority is considering the application, and at this stage the end users of the units were not known.

RECOMMEND APPROVAL

4. Planning Application: 14/03004/FUL

Site Address:	Tri UK 76 Lyde Road, Yeovil
Ward :	Yeovil (East)
Proposal :	Demolition of existing rear stud and canvas store and the erection of a rear extension to form store and extended workshop area. (GR 357148/116638)
Recommending Case Officer:	Jane Green
Target date :	29th August 2014
Applicant :	Mr & Mrs C Boon
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Committee was informed by the Planning Team Leader that the Highways Authority had referred to their standing advice. It was noted by Members that the temporary structure had been there for quite a while.

RECOMMEND APPROVAL

5. Planning Application: 14/03111/FUL

Site Address:	21 Mount Pleasant, Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a porch (GR 356203/116497)
Recommending Case Officer:	Jacqui Churchill
Target date :	28th August 2014
Applicant :	Mr Barry Upshall
Type : 13	Other Householder – not change of use

The Planning Team Leader informed the Committee that an email of objection had been received from a neighbour stating that the proposed porch was unsightly and complaining that rendering to the house (extension) had not been carried out satisfactorily.

Barry Upshaw, applicant, informed the Committee that the porch was required to prevent children coming out of the house straight onto the busy road. He stated that he had sourced materials to match the existing building and as demonstrated in the plans, had designed it to fit in with the original house.

It was confirmed that the proposed porch was within 3 metres of the highway and therefore Planning Permission was required.

RECOMMEND APPROVAL

6. Planning Application: 14/03132/FUL

Site Address:	Tesco Stores Queensway Place, Yeovil, Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of a 'hello' feature fence and the replacement upgrade of 11 No. trolley bays (part retrospective) (GR 355323/116064)
Recommending Case Officer:	Andrew Collins
Target date :	26th August 2014
Applicant :	Tesco Stores Ltd
Type : 10	Minor Other less than 1,000 sq.m or 1ha

It was noted by Members that the sign was already in place.

RECOMMEND APPROVAL

7. Planning Application: 14/03249/FUL

Site Address:	1 Alistair Drive, Yeovil, Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension, replacement rear conservatory and detached single garage (GR 354765/117359)
Recommending Case Officer:	Jacqui Churchill
Target date :	5 th September 2014
Applicant :	Mr T J Foot
Type : 13	Other Householder - not a Change of Use

The Committee was informed by the Planning Team Leader that the Highways Authority had referred to their standing advice

RECOMMEND APPROVAL

8/590 **REPORT TABLE**

Application No: 14/03141/ADV

Proposal: The display of 2 no. internally illuminated projecting signs, 1 no. internally illuminated fascia sign and 1 no. internally illuminated free standing canopy sign

Location: 1&3 Vicarage Walk, Quedam Centre, Yeovil

RESOLVED that the above advertisement application be noted.

8/591 **PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No. 14/03131/TPO

Proposal: Application to fell a Black Poplar tree known as T.13 in the South Somerset District (Yeovil No.1) Tree Preservation Order 1993 (GR: 355438/116886)

Location: 84 College Green Yeovil Somerset BA21 4JU.

The Planning Officer advised that there would be a requirement for the replanting of the felled tree. He had concerns about the lack of justification for the proposed removal of the tree and was awaiting further advice from the Arboriculturalist.

RESOLVED to note the application, and raise concerns regarding the justification of the removal of the tree.

8/592 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/593 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that an appeal had been lodged against the refusal of planning permission for the formation of a vehicular access and hard standing at 183 Ilchester Road, Yeovil (14/01014/FUL). Also that a notification of an appeal decision had been received in respect of application 13/01477/FUL for the creation of an all-weather sports pitch with fencing and floodlighting, the levelling and re-orientation of existing football pitch using spoil from all-weather pitch excavations and associated works at Preston Academy, Monks Dale, Yeovil. The appeal was dismissed and a copy of the appeal decision was available on request.

RESOLVED

that the matters be noted.

Chairman