

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 2 June 2014**

(7.00pm to 7.50pm)

Present:

Darren Shutler – Chairman
Andrew Kendall
Mike Lock
Manny Roper

Also Present:

Helen Ferdinand – Assistant Town Clerk (Job Share)
Simon Fox – Planning Area Team Leader (SSDC)

8/552 **MINUTES**

The Minutes of the previous meetings held on 12 and 13 May 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/553 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Philip Chandler and David Dollard.

8/554 **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.

8/555 **PLANS LIST**

1. **Planning Application: 14/01870/FUL**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The removal of an existing refrigeration pack and condensing unit from existing rooftop plant area and the installation of 3 refrigeration units, 3 housed packs and 1 condensing unit to rooftop (GR 353158/116143)

Recommending Case Officer:	Andrew Collins
Target date :	4th July 2014
Applicant :	Asda Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that one letter had been received from a neighbour in Long Close who is concerned about the noise during the night whilst the works are being carried out. A quieter type of cold store was also requested to reduce noise during the night. Brympton Parish Council had also considered the application as adjoining parish and had recommended approval subject to noise levels to be kept to the same level.

Chris Tassell, a nearby resident of Long Close, explained he did not object to the proposed alterations, but was concerned because whenever ASDA has had works carried out in the past they do it during the night and it can be very noisy. For example they have used pneumatic drills, brought in cranes, etc during night time hours. Also when maintenance works are being carried out very noisy refrigeration units have been used. Therefore he was requesting conditions to control the noise at night.

In the following discussion Members wanted to know if ASDA had provided any information about how the proposed works were to be carried out, and recognised that it might be difficult during the day when the shop is in operation. Whilst they thought the principle of the proposed works was acceptable, they were sympathetic with the concerns of the neighbour. The Planning Officer advised that controlling the hours of work was a legitimate condition, and offered to investigate the methodology to be employed in the installation of the equipment and for the refrigeration.

RECOMMEND APPROVAL subject to a condition to prevent work on installing the equipment at night, and for the Planning Officer to investigate whether any stop-gap refrigeration units are needed in the loading bay area and to enquire as to the noise levels of those units seeking appropriate mitigation if necessary.

2. **Planning Application: 14/02095/FUL**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a free standing building for seasonal goods (Retrospective). (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	15th July 2014
Applicant :	Asda Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

The Planning Officer reported that Brympton Parish Council had been consulted as the adjoining parish, and that it had recommended approval.

RECOMMEND APPROVAL

3. Planning Application: 14/01534/FUL

Site Address:	British Red Cross Society 72 Grove Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and conversion of existing building to form 6 No. flats, the erection of 3 No. dwellinghouses and associated works. (GR 354875/116430)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	26th June 2014
Applicant :	Mr D Paull
Type :	Minor Dwellings 1-9 site less than 1ha

Duncan Pyle, the agent for the application, emphasised that there was very little alteration proposed to the exterior of the existing building, and drew attention to three new dwellings that were being proposed within the grounds. He informed the Committee that there were no plans to remove the perimeter vegetation. He provided to the Committee a further two drawings showing more detailed elevations.

Members were pleased to see this attractive property being brought back into use, but raised the issue of parking. The Planning Officer advised that the application would be judged against the standing advice in terms of on-street parking constraints, etc.

RECOMMEND APPROVAL

4. Planning Application: 14/01980/FUL

Site Address:	Yeovil Women's Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a roof top extension to form a new special care baby unit (GR 355592/116277)
Recommending Case Officer:	Simon Fox
Target date :	8th July 2014
Applicant :	NHS Foundation Trust
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer advised the Committee that pre-application advice had been provided for this proposal and in principle it had been considered to be acceptable subject to materials, etc.

In the following discussion the Members recognised the need for the new baby care unit, and also the huge amount of fund raising that had been carried out to support the project.

RECOMMEND APPROVAL

5. Planning Application: 14/02205/FUL

Site Address:	1/3 Vicarage Walk Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Refurbishment, re-design and extension to front and rear (GR 355738/116057)
Recommending Case Officer:	Simon Fox
Target date :	3rd July 2014
Applicant :	Be Yeovil BV LTD
Type :	Minor Retail less than 1,000 sq.m or 1ha

Peter Cornforth of Benson Elliot, the applicant and new owners of the Quedam Centre, informed the Committee that the company was a national investor in town centres, and had a number of ideas to improve the Quedam Centre. This application was the first of these, and aimed to create a single larger store which was up-to-date and looked contemporary. The aim was to improve the Centre for both retailers and shoppers. He hoped the Town Council would be able to support the project.

In the following discussion the Members were keen to give their support to the application and welcomed the investment to be made in the shopping centre.

RECOMMEND APPROVAL

6. Planning Application: 14/01823/COU

Site Address:	The Whitehouse 114 Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from Use Class B1 (Office) to Use Class C3 (Dwellinghouse) (GR 355098/115269)
Recommending Case Officer:	Andrew Collins
Target date :	10th July 2014
Applicant :	Suffolklife
Type :	Other Change Of Use

The Planning Officer advised the Members that this application for a change of use only needed planning permission, rather than a prior notification, because the building is listed.

Mr Reg Churchill of Nursery Road drew the attention of the Members to the very high leylandii trees to the rear of The Whitehouse which have been a problem for several years. The row of trees runs behind properties 9, 10, 11 & 12 Nursery Road and cuts out light to the houses and the allotments. He did not want them to be cut down altogether, but just wanted them to be a reasonable height.

The Planning Officer emphasised to the Committee that the application was solely for the change of use of the building and did not impact upon the trees. Whilst the trees might be a separate issue, he advised they could be dealt with under other legislation.

During the ensuing discussion Members recognised the need to bring the building back into use. They also recognised the issue regarding the trees raised by Mr Churchill and requested that an investigation into the trees, which border the Rustywell allotment site, is carried out and a report brought to the Grounds and General Maintenance Committee for discussion.

RECOMMEND APPROVAL

7. Planning Application: 14/01098/FUL

Site Address:	3A Gazelle Road Lynx Trading Estate Yeovil
Ward :	Yeovil (South)
Proposal :	The use of land for a car wash business and the retention of portable office building (Retrospective). (GR 353992/115210)
Recommending Case Officer:	Jane Green
Target date :	3rd June 2014
Applicant :	Mortimers (Yeovil) Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

8. Planning Application: 14/02111/FUL

Site Address:	2 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwellinghouse (GR 354880/116030)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	25th June 2014
Applicant :	Mr B Palmer And Miss H Williams
Type :	Other Householder - not a Change of Use

RECOMMEND APPROVAL

9. **Planning Application: 14/01826/FUL**

Site Address:	33 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension (GR 354659/114447)
Recommending Case Officer:	Jane Green
Target date :	27th June 2014
Applicant :	Mr R. Wright
Type :	Other Householder - not a Change of Use

The Planning Officer drew attention to this application being located in the parish of East Coker, but adjoins Yeovil Town. An application had been considered by the Committee at this address previously and refused, but this proposal was considered to be more suitable.

RECOMMEND APPROVAL

10. **Planning Application: 14/01708/FUL**

Site Address:	70 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a rear conservatory and front entrance porch (GR 354295/114447)
Recommending Case Officer:	Jane Green
Target date :	10th July 2014
Applicant :	Mr & Mrs Brooking
Type :	Other Householder - not a Change of Use

RECOMMEND APPROVAL

11. **Planning Application: 14/01786/FUL**

Site Address:	Fit & Furnish, 103A Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new shop front, minor external alterations and the change of use from existing A1 (Shop) to health spa and treatment studios (Sui Generis) (GR 356113/116018)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	27th June 2014
Applicant :	Mr Peter Stackhouse
Type :	Other Change Of Use

The Planning Officer informed the Committee that a letter had been received from the adjacent property, Ward & Sibleys, which just refers to the issue of drains in the area.

The Members had a general discussion regarding the significant drainage problems in the vicinity, and requested that the Planning Officer makes enquiries of the Environmental Health Officer regarding the issue.

RECOMMEND APPROVAL subject to an Environmental Protection Unit report raising no objections.

8/556 **REPORT TABLE**

Application No: 14/01957/ADV

Proposal: The display of 1 No. internally illuminated totem sign and 2 No. non illuminated totem signs (retrospective)

Location: Houndstone Retail Park, Western Avenue

RESOLVED that the above advertisement application be noted and supported.

8/557 **PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No. 14/02083/TPO

Applicant: Ms Hammonds

Proposal: The carrying out of tree surgery works to 2 No. Oak trees known as T7 and T8 in the South Somerset District (Yeovil No.2) Tree Preservation Order 1992 (GR 355097/116770)

Location: 64 Southway Drive Yeovil Somerset BA21 3ED

RESOLVED to support the application.

8/558 **PLANNING DECISIONS**

In respect of the planning application at 183 Ilchester Road (14/01014/FUL) for a vehicular access and hard standing which had recommended for approval by the Committee, the Planning Officer informed Members that the application had been refused by South Somerset District Council on highway grounds.

RESOLVED

that the Planning Decisions be noted.

8/559 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee of a letter received from South Somerset District Council regarding the refusal of application 14/001526/FUL – the formation of a new vehicular access and hard standing (Revised Application) at 74 Larkhill Road, Yeovil. The application had been recommended for approval by the Committee, but it had been refused by SSDC following a recommendation for refusal by the Planning Officer and referral to the Ward Members.

The Assistant Town Clerk informed the Committee that a notification of an appeal decision had been received in respect of application 13/04384/FUL for the formation of a vehicular access/hardstanding at 96 St Michaels Avenue, Yeovil, Somerset BA21 4LQ. The appeal has been allowed subject to conditions.

The Assistant Town Clerk informed the Committee that notification had been received regarding the submission of an appeal against the refusal of planning permission for the erection of a single dwelling at 2 Woodland Terrace, Mill Lane (14/00244/FUL).

The Assistant Town Clerk informed the Committee of the Notice from South Somerset District Council that on 23 May 2014 it was resolved to confirm without modification the Tree Preservation Order made on 26 November 2013 for the cedar tree on land at the Nautilus Works behind Reckleford/Dampier Street.

RESOLVED

that the matters be noted.

8/560 **BEST VALUE**

The Committee considered the Best Value report (agenda item 9 refers).

RESOLVED

(1) that the achievements of the last year be noted; and

(2) that the same targets be set for the coming year's performance.

8/561 **FINANCIAL STATEMENT – FEBRUARY/MARCH 2014**

The Committee considered the Financial Statement for the period of 1 February to 31 March 2014 (agenda item 10 refers).

RESOLVED

that the Financial Statement be noted.

Chairman

HF/AL
05/06/14