

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 30 June 2014**

(7.00pm to 7.55pm)

### **Present:**

Darren Shutler – Chairman  
Kris Castle  
David Dollard  
Mike Lock  
Manny Roper  
Philip Chandler

### **Also Present:**

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

### 8/569 **MINUTES**

The Minutes of the previous meeting held on 16 June 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/570 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Andrew Kendall.

### 8/571 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 8/572 **PLANS LIST**

#### 1. **Planning Application: 14/01822/FUL**

Site Address:	13 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor to a mixed use of A1 (shop) and A3 (Cafe), new shopfront and canopy (GR 355750/115987)
Recommending Case Officer:	Jane Green
Target date :	28th July 2014
Applicant :	Costa Ltd
Type : 12	Other Change Of Use

**RECOMMEND APPROVAL**

2. **Planning Application: 14/02078/FUL**

Site Address:	5 Stiby Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The increase in height of existing boundary fence (Part retrospective) (GR 354956/117096)
Recommending Case Officer:	Andrew Collins
Target date :	22nd July 2014
Applicant :	Mr Simon Lloyd
Type : 13	Other Householder - not a Change of Use

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

**RECOMMEND APPROVAL**

3. **Planning Application: 14/02166/FUL**

Site Address:	Bucklers Mead School 1 St. Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	Erection of canopies to multi use games area, an outdoor dining area and a servery hatch and the siting of a portable building for use as a changing room (GR 356303/117657)
Recommending Case Officer:	Andrew Collins
Target date :	28th July 2014
Applicant :	Bucklers Mead School
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Area Team Leader informed the Committee that the Highways Authority had made no observations.

**RECOMMEND APPROVAL**

4. **Planning Application: 14/02286/FUL**

Site Address:	Key Store 57 - 59 West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	Relocation of entrance door (Retrospective Application) (GR 354565/114713)
Recommending Case Officer:	Jane Green
Target date :	29th July 2014
Applicant :	Yeovil Key Stores
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Area Team Leader informed the Committee that the Highways Authority had made no objections.

**RECOMMEND APPROVAL**

5. **Planning Application: 14/02296/FUL**

Site Address:	Higher Farm Industrial Estate Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a self storage building with offices, the change of use of land to an outside storage area including vehicle and caravan storage and the change of use of land for the sale of cars and caravans (including storage of vehicles/caravans) (Part Retrospective) (GR 353277/116128)
Recommending Case Officer:	Andrew Collins
Target date :	4th September 2014
Applicant :	Palmers Trading Estates (Preston) Ltd
Type : 03	Major Manfr f/space 1,000 sq.m or 1ha+

The Planning Area Team Leader informed the Committee that the Highways Authority had made no observations and that the MOD had no safeguarding objections. He added that correspondence had been received from the agent stating that the portacabin sales office would be clad in wood and measure 7m x 2.4m x 2.4m.

Concern was raised regarding the removal of trees on the edge of the site and the Planning Team Leader explained that due to the proximity of the trees to the airfield, AugustaWestland would have requested they be removed for safety.

**RECOMMEND APPROVAL**

6. **Planning Application: 14/02475/FUL**

Site Address:	Land Adjoining 10 And 20 St Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	The construction of 5 No. off road car parking spaces (GR 356413/117451)
Recommending Case Officer:	Andrew Collins
Target date :	18th July 2014
Applicant :	Yarlington Housing Group
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Area Team Leader informed the Committee that the Highways Authority had stated that they would consider this application further.

**RECOMMEND APPROVAL** subject to Highways Authority approval

7. **Planning Application: 14/02619/COU**

Site Address:	Yew Tree Inn 25 Forest Hill Forest Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from a public house (Use Class A4) to a children's day nursery (Use Class D1) (GR 354344/114988)
Recommending Case Officer:	Andrew Collins
Target date :	6th August 2014
Applicant :	Mr Paul Allaway
Type : 12	Other Change Of Use

The Planning Area Team Leader informed the Committee that the Highways Authority had stated that they would consider this application further.

David Goodwin-Dickens, agent, explained that the proposals would also be subject to Ofsted approval and the plans detailing the outdoor play space were circulated.

**RECOMMEND APPROVAL** subject to Highways Authority approval

8. **Planning Application: 14/02627/FUL**

Site Address:	6 Hallet Gardens Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement garage (GR 355089/115966)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	8th August 2014
Applicant :	Mr Carey Guy
Type : 13	Other Householder - not a Change of Use

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

**RECOMMEND APPROVAL**

8/573 **REPORT TABLE**

**Application No:** 14/02238/ADV

**Proposal:** The display of an internally illuminated fascia sign and the repositioning of internally illuminated projecting sign (retrospective).

**Location:** Raj Cuisine, 110 Middle Street, Yeovil

Hamid Mustafa, applicant explained to the Committee that when he had taken on the property it had been derelict, and that the sign had been installed to

hide the steelwork. He added that the projecting sign had been moved following advice and that the illumination was by LEDs.

**Application No:** 14/02137/ADV

**Proposal:** The display of 1no, non-illuminated set of letters on side of building and 7no. non-illuminated free standing pole signs.

**Location:** Yeovil College

**Application No:** 14/01708/FUL

**Proposal:** Minor amendment to plan – addition of canopy at rear

**Location:** 70 Beaconsfield Road, Yeovil

**Application No:** 14/02287/ADV

**Proposal:** The display of various signs.

**Location:** Yeovil Key Store, 57-59 West Coker Road, Yeovil

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

#### 8/574 **PLANNING DECISIONS**

Planning Application at Mole Valley Farmers Ltd, Sherborne Road, (14/01625/ADV) for the display of 2 No. non-illuminated digital pans, 2 No. non-illuminated letterings, 1 No. internally illuminated fascia/lettering and 1 No. non-illuminated fascia/letterings signs was recommended approval by the Town Council, however concern was raised regarding the height and size of the totems and banner pole signs which formed part of the proposal. The Planning Authority's determination was also for approval, but was amended to reduce the height of the totems, remove their illumination and completely remove the banner pole signs, in order to address the Town Council's concerns.

#### **RESOLVED**

that the Planning Decisions be noted.

#### 8/575 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that an Advice of Appeal Receipt had been received in respect of planning application decision reference 14/01526/FUL, the formation of a new vehicular access and hardstanding at 74 Larkhill Road, Yeovil.

#### **RESOLVED**

that the matters be noted.

Chairman