

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 17 March 2014**

(7.00pm to 8.20pm)

Present:

Darren Shutler – Chairman
Philip Chandler
Dave Greene
Andrew Kendall
Mike Lock
Wes Read
Manny Roper

Also Present:

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

8/513 **MINUTES**

The Minutes of the previous meeting held on 3 March 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/514 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Brock, Kris Castle and J Vincent Chainey.

8/515 **DECLARATIONS OF INTEREST**

Dave Greene, Andrew Kendall 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.

Mike Lock declared a disclosable pecuniary interest in planning application 12/00403/OUT, the erection of a Class A1 food retail unit at Yeovil Town Football Club by virtue of his position as a shareholder of the Club.

Andrew Kendall declared a personal and prejudicial interest in agenda item 14/00918/FUL, Alterations and the conversion of premises to form 2 No. separate dwellings at 17 & 17A Hendford, by virtue of his partner's employment by the applicant.

8/516 **PLANS LIST**

1. Planning Application: 12/00403/OUT

Site Address:	Yeovil Town Football Club Ltd Boundary Road Brympton
Ward :	BRYMPTON
Proposal :	The erection of a Class A1 food retail unit, new and altered access, car parking and servicing, landscaping together with public open space (GR 352700/116971)
Recommending Case Officer:	Simon Fox (Area Lead Officer)
Target date :	1st May 2012
Applicant :	Yeovil Town Football Club
Type :	Major Retail f/space 1,000 sq.m or 1ha+

(Mike Lock having declared a disclosable pecuniary interest in this item, left the room during its consideration and took no part in the discussion or voting thereon)

The Planning Officer gave the following updates on the application, which had been considered by Yeovil Town Council in February 2012 as an application in a neighbouring parish which would have a significant impact on the administrative area of Yeovil Town:

- Brympton Parish Council had recently considered the updated application and recommended refusal.
- The Highways Authority had raised objections.
- Planning Policy maintain objection due to lack of satisfying the sequential test – the District Council’s consultant highlighting that other sites closer to the town centre had not been demonstrated as un-viable and Economic Development reiterating this and adding that there was a lack of business plan to demonstrate how the proposals would benefit Yeovil Town Football Club in the long term.
- Concerns raised over loss of public open space (covenants in place to protect this aspect) and no proposed offer of alternative in the near vicinity. (Sport England taking the view that the loss cannot be replaced and raised objection).
- A significant contribution as part of the agreement to be forwarded to SSDC Health and Leisure towards a suitable alternative open space was not considered by SSDC to be a viable option as a substitute.
- Support had been received from Somerset Chamber of Commerce and Industry as out of town shops already exist and this proposal would support one of only two professional sporting clubs in Somerset.
- Individual objections had been received in relation to impact on road systems.
- Supporters of Yeovil Town Football Club had sent letters of support for the proposals.

During the ensuing discussion, Members considered the merits of the proposals taking into consideration the additional information received from the Highway Authority and the Applicants as well as the updated responses from other consultees.

Reference was made to the significant adverse impact that the proposals would have on the viability of the Town Centre, and on the road network surrounding the proposed site. It was generally felt that there were a number of potential sites within the Town Centre, which could be used to locate the proposed development that would help to overcome these concerns.

Attention was also drawn to the unacceptable loss of public open space that would arise if the proposals went ahead at the planned location, and the adverse impact that would arise on public transport.

In answer to a query, it was confirmed that the public open space was currently used by Yeovil Town Football Club for training.

RECOMMENDED REFUSAL as per the following objections first raised at its meeting 27 February 2012, with the addition of reason 6.

1. Will have an adverse impact on the well-being of Yeovil Town Centre.
2. There are suitable and available sites which can accommodate this proposal in the Town Centre
3. Approval could have a harmful effect on the existing bus shuttle service linking Abbey Manor Park to the Town Centre shops
4. The site occupies an unsustainable location and the supermarket development will be accessed by car.
5. Serious traffic problems are likely to result if approved here.
6. *The loss of open space without replacement in the vicinity.*

2. Planning Application: 14/00561/FUL

Site Address:	Court Ash House Court Ash Yeovil
Ward :	Yeovil (Central)
Proposal :	Proposed roof extension providing 2 additional storeys containing 5 No. new residential apartments, new bin store, cycle storage and fenestration changes to existing building (GR 355711/116143)
Recommending Case Officer:	Simon Fox
Target date :	25th April 2014
Applicant :	Energy Drop Zone Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Conservation Officer was concerned with the proposal for two additional storeys as it would over dominate the adjacent Listed Building – adding that one extra level would be more in keeping.

The Planning Officer added that Community Health and Leisure would be seeking a £26,000 contribution for sport and leisure – this would be adjusted accordingly should the plans be reduced to one extra level, thus reducing the number of additional flats.

In answer to a query about parking it was confirmed that the proposals allowed for one car parking space per person.

RECOMMENDED REFUSAL due to the height of the development being one floor too high resulting in an overbearing relationship relative to the adjacent Listed Building

3. Planning Application: 14/00907/LBC

Site Address:	16 Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations to include new front access door and staircase, replacement front awnings and 2 No. first floor front windows (GR 355508/115934)
Recommending Case Officer:	Andrew Collins
Target date :	18th April 2014
Applicant :	Ms Dawn Woodward
Type :	Other LBC Alteration

(Andrew Kendall left the room during the consideration of this item and took no part in the discussion or voting thereon)

RECOMMENDED APPROVAL subject to the agreement of the Conservation Officer

4. Planning Application: 14/00918/FUL

Site Address:	17 & 17A Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the conversion of premises to form 2 No. separate dwellings (GR 355504/115859)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	28th April 2014
Applicant :	Mr & Mrs R & I Brett
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority had given standing advice in relation to this application and confirmed that the proposals included parking for two cars per property along with cycle and motorcycle storage.

(Andrew Kendall having declared a personal and prejudicial interest in this item, left the room during its consideration and took no part in the discussion or voting thereon)

RECOMMENDED APPROVAL

5. Planning Application: 14/00705/COU

Site Address:	13 Wine Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of premises from Use Class A1 (hairdressers) to a tattoo studio (GR 355686/115935)
Recommending Case Officer:	Jane Green
Target date :	22nd April 2014
Applicant :	Mr Damian Cain
Type :	Other Change Of Use

The Planning Officer informed the Committee that one letter of support had been received and the Highways Authority had raised no objection. The Conservation Officer had also raised no objection but highlighted that there was no inclusion of new signage.

Damian Cain, applicant explained to the Committee that he had been working from his studio in Princes Street for the last four years and required a change of premises due to expansion of the business. He added that his business was well respected and nationally recognised, that he had a wide range of clientele, and his work attracted visitors to the Town.

The Planning Officer reminded the Committee that the change of use would apply to the premises not the individual, and that the building vacated would also remain a tattoo studio in planning terms.

RECOMMENDED APPROVAL

6. Planning Application: 14/00694/FUL

Site Address:	St Marks Methodist Church Chelston Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey kitchen extension, demolition of existing store and erection of a new store extension (GR 356009/117077)
Recommending Case Officer:	Jane Green
Target date :	17th April 2014
Applicant :	St Marks Methodist Church
Type :	Minor Other less than 1,000 sq.m or 1ha

RECOMMENDED APPROVAL

7. Planning Application: 14/00846/FUL

Site Address:	46A Mudford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey extension to dwellinghouse (GR 355426/116674)
Recommending Case Officer:	Jane Green
Target date :	28th April 2014
Applicant :	Mr & Mrs Steve Darcy
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8/517 REPORT TABLE

Application Reference: 14/00112/ADV

Proposal: The display of 3 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign.

Location: Specsavers Opticians 50-52 Middle Street

RECOMMENDED APPROVAL

8/518 PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDER

Application Reference: 14/01006/TPO

Applicant: Mr John Bishop

Proposal: Application to carry out tree surgery works to Yew tree known as T.1 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2009 (GR 354333/115031)

Location: Land adjoining the Yew Tree Inn Forest Hill Yeovil Somerset BA20 2PG

RESOLVED to support the recommendation of the District Council's Arboroculturalist.

8/519 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

8/520 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that the following items of correspondence had been received:

Advice of Appeal Receipt in respect of:

Application Decision Reference: 13/04384/FUL

Proposal: The formation of vehicular access/hardstanding
Location: 96 St Michaels Avenue, Yeovil, Somerset, BA21 4LQ

Notification of appeal Decision in respect of:

Application Decision Reference: 13/02609/FUL

Proposal: The erection of a new detached dwelling with parking

Location: 74 Freedom Avenue, Yeovil, Somerset, BA21 3JN

The appeal is dismissed.

Notification of Decision from Somerset County Council with regard to:

Application Reference: 14/00186/R3C

Proposal: The retention of a 3-bay Elliott temporary building E658 together with ancillary works, paving, ramps and platforms

Location: Milford Infants School, Glenthorne Avenue, Yeovil, Somerset, BA21 4PG

Planning Permission is Granted subject to conditions.

Notification of Decision from Somerset County Council with regard to:

Application Reference: 14/00256/R3C

Proposal: The retention of a 4-bay Elliott temporary building E744 together with ancillary works, paving, ramps and platforms

Location: Birchfield Community Primary School, Birchfield Road, Yeovil, Somerset, BA21 5RL

Planning Permission is Granted subject to conditions.

Copies of the above correspondence are available on request.

RESOLVED that the correspondence be noted.

8/521 **FINANCIAL STATEMENT – DECEMBER/JANUARY 2014**

The Committee considered the financial statement for the period 1 December 2013 to 31 January 2014 (agenda item 9 refers).

RESOLVED that the financial statement be noted.

SF
18/3/14

Chairman