

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 31 March 2014**

(7.00pm to 7.35pm)

Present:

Darren Shutler – Chairman
Philip Chandler
Andrew Kendall
Wes Read
Manny Roper

Also Present:

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

8/522 **MINUTES**

The Minutes of the previous meeting held on 17 March 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/523 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Brock, Kris Castle, J Vincent ChaNEY and Dave Greene.

8/524 **DECLARATIONS OF INTEREST**

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.

Andrew Kendall and Wes Read declared a personal interest in planning application numbers 14/01287/R3D and 14/01288/R13, The carrying out of internal and external alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits at 80 South Street, Yeovil, by virtue of their membership of South Somerset District Council.

8/525 **PLANS LIST**

1. **Planning Application: 14/00213/FUL**

Site Address:	Premises Formerly Known As 16 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Residential development consisting of 19 dwellings and associated works (GR 355948/116364)
Recommending Case Officer:	Simon Fox
Target date :	30th April 2014
Applicant :	Hammonds Yates Ltd
Type :	Major DwlgS 10 or more or site 0.5ha+

The Planning Officer informed the Committee that the revised plans detailed alterations to layout and fenestration, more landscaping and a better bin store. The proposed layout now included one point of access/egress to improve security in line with the recommendations by the Crime Prevention Design Advisor.

RECOMMENDED APPROVAL

2. **Planning Application: 14/01287/R3D**

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations to form gallery/cafe/offices on the ground floor, formation of No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits (GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	15th May 2014
Applicant :	South Somerset District Council
Type :	Minor Dwellings 1-9 site less than 1ha

RECOMMENDED APPROVAL

3. **Planning Application: 14/01288/R13**

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits

	(GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	15th May 2014
Applicant :	South Somerset District Council
Type :	Other LBC Alteration

RECOMMENDED APPROVAL

4. Planning Application: 14/01031/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of new build construction skills centre comprising four teaching workshops for electrical installations, plumbing, renewables and wet trades and a covered area for a brickwork and multi-skills workshop, with the associated external storage areas (GR 355293/116759)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	16th May 2014
Applicant :	Yeovil College
Type :	Minor Other less than 1,000 sq.m or 1ha

Discussion took place regarding the loss of parking spaces and the potential increase in demand for on site parking. The Planning Officer informed the Committee that a parking strategy had been submitted to support the application and read the key points which included solutions to increase parking availability on the site.

RECOMMENDED APPROVAL but requested that attention be paid to parking provision on site.

5. Planning Application: 14/01020/FUL

Site Address:	87 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a side extension to dwelling and rear conservatory (Revised/Part retrospective) (GR 355885/117462)
Recommending Case Officer:	Jane Green
Target date :	1st May 2014
Applicant :	Miss Carin Elswood
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 14/00694/FUL

Site Address:	87 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a side extension to dwelling and rear conservatory (Revised/Part retrospective) (GR 355885/117462)
Recommending Case Officer:	Jane Green
Target date :	1st May 2014
Applicant :	Miss Carin Elswood
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

7. Planning Application: 14/01087/COU

Site Address:	31 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor from Use Class A1 (shop) to Use Class A2 (Financial and professional services) (GR 355823/115965)
Recommending Case Officer:	Andrew Collins
Target date :	6th May 2014
Applicant :	Marvec Properties Ltd
Type :	Other Change Of Use

RECOMMENDED APPROVAL

8/526 PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDER

Application Reference: 14/01261/TPO

Applicant: Cdr Michael Norman

Proposal: Application to fell a Wild Cherry tree known as T32 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1991 (GR 355165/116727)

Location: 1 Oakridge Park Yeovil Somerset BA21 3JY

RESOLVED that the matter be noted.

8/527 PLANNING DECISIONS

RESOLVED

that the Planning Decisions be noted.

8/528 **CORRESPONDENCE**

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

Notification of appeal Decision in respect of:

Application Decision Reference: 13/03325/FUL

Proposal: The formation of a vehicular access and hardstanding

Location: 58 St Michaels, Avenue, Yeovil, Somerset, BA21 4LG

The appeal is dismissed.

RESOLVED

that the correspondence be noted.

SF
1/4/14

Chairman