

## 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 November 2014**

(7.00pm to 8.20pm)

### **Present:**

Darren Shutler – Chairman  
Kris Castle  
Philip Chandler  
John Clark  
Dave Dollard  
Mike Lock  
Manny Roper

### **Also Present:**

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

### 8/646 **MINUTES**

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

### 8/647 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Andrew Kendall.

### 8/648 **DECLARATIONS OF INTEREST**

None declared.

### 8/649 **PLANS LIST**

#### 1. **Planning Application: 14/04644/PAIA**

Site Address:	82 Middle Street, Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Prior approval for proposed change of use of ground floor shop (Use Class A1) to residential (Use Class C3) (GR 356025/115921)
Recommending Case Officer:	Jennie Roberts
Target date :	23th December 2014
Applicant :	Riverside Property Management
Type : 21	Part 3 Prior Approvals

The Planning Officer explained that this was a notification of intent to change the use of the shop to a residential unit and therefore it cannot be considered against the usual planning considerations, only certain criteria. He advised that the property does not fall within the defined 'Primary Shopping Area', and that there were no contamination, flooding or highway impacts.

In the following discussion, a number of concerns were raised. Following another recent case where a retail unit had become a residential unit in the same area, Members were concerned about the cumulative effect of the loss of retail. Much work had gone into the regeneration of this area of town and this was being undermined by these proposals. Given the location on the main shopping street and the inevitable need for blinds or curtains at the front windows, it was considered that the proposal would also be detrimental to the streetscene. With more people living close to the other commercial uses in the area which generate significant disturbance at night, conflict between the uses may well arise.

**RECOMMEND REFUSAL** on the grounds that the proposal would have a detrimental impact on the town centre and on the night time economy.

2. **Planning Application: 14/04835/FUL**

Site Address:	64 Middle Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new shop front (GR 355932/115917)
Recommending Case Officer:	Jacqui Churchill
Target date :	30th December 2014
Applicant :	Hellier Capital Holdings Ltd
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

3. **Planning Application: 14/05021/FUL**

Site Address:	65 Chilton Grove, Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations to the erection of a two storey side extension to dwellinghouse (GR 355412/117341)
Recommending Case Officer:	Jacqui Churchill
Target date :	30th December 2014
Applicant :	Mr & Mrs R I Mears
Type : 13	Other Householder – not change of use

The Planning Officer informed the Committee that the Highways Authority had referred to their standing advice regarding parking. There was some

discussion about parking and the visual impact, but it was generally felt that the proposal was acceptable.

## **RECOMMEND APPROVAL**

### 8/650 **REPORT TABLE**

**Application No:** 14/04696/ADV

**Proposal:** The display of 2 No. internally illuminated fascia signs, 1 no. externally illuminated projecting sign, and 1 no. internally illuminated ATM sign.

**Location:** NatWest Bank, 2 Hendford, Yeovil

The Planning Officer confirmed that this was a listed building, but no listed building application had been submitted. The Conservation and Case Officers had assessed the application and had concerns regarding the proposals. Therefore the applicant had agreed to reduce the size of the sign, but amended drawings had not yet been received.

**RESOLVED** to support the application subject to the comments of the Conservation Officer.

**Application No:** 14/03996/FUL

**Proposal:** The erection of a boundary wall and fencing

**Location:** 49 Lime Tree Avenue, Yeovil

The proposals had been recommended for refusal by the Town Council on 20.10.14, but the applicant has now reduced the height of the fence and stepped it.

**RESOLVED** that the application be supported.

### **Neighbouring Parish:**

**Application No:** 14/03971/ADV (Brympton PC)

**Proposal:** The display of an illuminated pylon sign, an internally illuminated fascia sign and 3 no. non illuminated post mounted signs.

**Location:** Yeovil Ford, Plot 1 Houndstone Business Park, Yeovil.

The Planning Officer advised that the pylon sign is proposed to be 3.4m high.

**RESOLVED** to support the application.

**Application No:** 14/04932/FUL (East Coker PC)

**Proposal:** The erection of a single storey building for use as a place of worship (Use D1) with access and car park

**Location:** 133 West Coker Road, Yeovil

The Planning Officer advised that the Highways Authority is to make a response in respect of the parking. Mr Chris Brown of the Ivel Gospel Hall Trust advised that there was a need for a new hall in this area to hold specific services on Sunday mornings and Monday evenings where numbers would be restricted. The hall would remain unused at all other times, and the other halls in Yeovil would continue to be used. Planning permission had been

granted for a bungalow and the footings constructed; the proposed hall would use the same footprint.

Mr Brown stated that there would be no amplified noise, and as far as he was aware, there had been no complaints from neighbours in respect of the other halls in Yeovil.

New in and out accesses are proposed, as well as improvements at the Plackett Lane junction, and 4 parking spaces which meets the Highway Authority standards. He confirmed that family groups would attend the services and that 4 or 5 families lived close to the hall and would walk. On this basis there was sufficient parking.

Mr Brown concluded saying that the proposed tree works in the arboricultural report would be carried out.

In the following discussion the issues raised were discussed and questions asked of Mr Brown concerning the numbers of people attending, the parking and the proposed works to trees.

**RECOMMEND REFUSAL** on the grounds of lack of parking and loss of trees.

8/651 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

**Application No:** 14/04784/TPO

**Proposal:** Application to fell a Poplar tree in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993

**Location:** 76 College Green Yeovil Somerset BA21 4JU

During the discussion it was noted that the tree had been badly pruned in the past and that it had to be removed. A replacement tree would be planted.

**RECOMMEND APPROVAL**

8/652 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

**Application No:** 14/04937/TPO

**Proposal:** Application to fell 8 no. trees all within the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993

**Location:** SSDC land at College Green, Yeovil Somerset BA21 4JU

Concerns were raised that the removal of the trees would change the character of the area and have a significant impact on wildlife. Therefore if there is a need for the trees to be felled the replacement trees should be as mature as possible.

**RECOMMEND APPROVAL** subject to the support of the Arboriculturalist Officer and to mature trees being planted.

8/653 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

**Application No:** 14/05048/TPO

**Proposal:** Application to fell a Horse Chestnut known as T.7 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993

**Location:** 94 College Green, Yeovil Somerset BA21 4JU

## **RECOMMEND APPROVAL**

### 8/654 **PLANNING DECISIONS**

The Assistant Town Clerk informed the Committee that a letter had been received from the case officer in respect of planning application reference no. 14/04002/FUL, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) by SSDC as it was considered to be appropriate in planning terms.

## **RESOLVED**

that the Planning Decisions be noted.

### 8/655 **CORRESPONDENCE**

The Assistant Town Clerk informed Members that a Tree Preservation Order had been confirmed in respect of a plane tree (T1) and a magnolia tree (T2) at 4 Parcroft Gardens, and a Lime Tree (T3) at 3 Parcroft Gardens.

The Assistant Town Clerk informed the Committee that three Notification of Appeal Decisions had been received in respect of the following:

**Application No:** 14/03111/FUL

**Proposal:** The erection of a porch

**Location:** 21 Mount Pleasant, Yeovil Somerset BA21 4JL

Appeal dismissed.

**Application No:** 14/00688/FUL

**Proposal:** The erection of two dwellinghouses with associated access and parking

**Location:** 94-98 Sherborne Road, Yeovil Somerset BA21 4HN

Appeal dismissed.

**Application No:** 14/01442/COU

**Proposal:** The change of use of premises as a mixed use comprising residential dwellinghouse and childminding business.

**Location:** 109 Seaton Road, Yeovil Somerset BA21 4JU

Appeal dismissed.

## **RESOLVED**

that the correspondence be noted.

8/656 **NEW INITIATIVES BUDGET**

The Assistant Town Clerk informed the Committee that the Development Manager at SSDC had confirmed that he was supportive of the move for planning application consultations between the District Council and the Town Council to be dealt with electronically, but that the District Council would not be able to contribute to the initial costs. A discussion followed in respect of how applications could be presented to Committee. There was general agreement that an interactive screen in reception would be of benefit.

**RESOLVED**

- 1) that the matter be noted; and
- 2) that a bid for up to £3,000 for an interactive computer screen be referred to the Policy, Resources and Finance Committee for consideration.

8/657 **COMMITTEE REVENUE ESTIMATES – 2015-16**

The Committee considered the report by the Town Clerk (agenda item 11 refers).

Reference was made during the discussion to the idea of the possible future development of the Ski and Activity Centre for a field centre for schools.

**RESOLVED**

- 1) that the Budget Strategy drawn up by the Finance Working Group be noted and supported;
- 2) that the Draft Estimates, attached at an appendix hereto, be supported and referred to the Policy, Resources and Finance Committee for consideration; and
- 3) that the notes on the proposed budget allocations be noted.

8/658 **FINANCIAL STATEMENT – AUGUST/SEPTEMBER 2014**

The Committee considered the Financial Statement for the period of 1 August to 30 September 2014 (agenda item 12 refers).

**RESOLVED**

That the Financial Statement be noted.

Chairman

YEovil TOWN COUNCIL - ESTIMATES

**PLANNING AND LICENSING COMMITTEE**

		<u>YEAR 2013/14</u>		<u>YEAR 2014/15</u>			<u>YEAR 2015/16</u>		
<b>NOTES</b>	<b>Item</b>	<b>Allocated</b>	<b>Spent</b>	<b>Allocated</b>	<b>1/2 year spent 30.09.14</b>	<b>Full year estimated spend to 31.03.15</b>	<b>Estimated over/under spend</b>	<b>Estimated required</b>	<b>To be allocated</b>
<b>Income to 30/09/14</b>	Licensing Direct Costs	12,600	11,490	12,730	6,753	12,730		12,990	
Licensing 9,681	Planning Recharge	14,188	14,188	14,480	7,094	14,480		14,770	
<b>Est Income 1/2 Year</b>	<b>Total</b>	<b>26,788</b>	<b>25,678</b>	<b>27,210</b>	<b>13,847</b>	<b>27,210</b>	<b>0</b>	<b>27,760</b>	<b>0</b>
<b>Ending 31/03/15</b>									
Licensing 12,400							Estimated recharge (+)		27,760
<b>Total</b>	22,081						Estimated 2015/16 income (-)		22,400
							Estimated underspend (-)		0
									5,360
<b>Estimated Income 2015/16</b>							Plus contingencies (5%)		<u>268</u>
									<b>5,628</b>
Licensing 22,400									
<b>Notes</b>									
1	Income for 2014/15 includes fees and charges which will be received before the financial year end which relates to 2015/16 financial year								
2	Planning recharge increased in line with inflation								