

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 3 November 2014**

(7.00pm to 8.05pm)

Present:

Darren Shutler – Chairman
Kris Castle
Philip Chandler
John Clark
Andrew Kendall
Mike Lock
Manny Roper

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Andrew Collins – Planning Officer (SSDC)

8/635 **MINUTES**

The Minutes of the previous meeting held on 20 October 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/636 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from David Dollard.

8/637 **DECLARATIONS OF INTEREST**

Andrew Kendall referred to his membership of South Somerset District Council and indicated that whilst he might speak 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.

Phil Chandler declared a personal and prejudicial interest in planning application no. 14/04309/FUL The erection of a ground floor extension and first floor balcony and the creation of additional car parking, Grovelands Residential Home, 45 Grove Avenue, Yeovil as he is employed by and works at the care home.

8/638 **PLANS LIST**

1. **Planning Application: 14/04735/FUL**

Site Address:	11 West Park Yeovil Somerset
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Ward :	Yeovil (West)
Proposal :	The erection of a two storey rear extension, alterations to access/parking and conversion of existing garage into a habitable room (GR 355025/116257)
Recommending Case Officer:	Jacqui Churchill
Target date :	9th December 2014
Applicant :	Mr And Mrs D J Vickery
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that this building was subject to an Article 4 Direction and therefore the windows on the front façade of the property required planning approval. He also informed the Committee that the Highways Authority had referred to their standing advice and highlighted the parking and turning for vehicles available within the proposals.

RECOMMEND APPROVAL

2. Planning Application: 14/04309/FUL

Site Address:	Grovelands Residential Home 45 Grove Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a ground floor extension and first floor balcony and the creation of additional car parking (GR 354839/116391)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	11th December 2014
Applicant :	Mr Chris Keates
Type : 10	Minor Other less than 1,000 sq.m or 1ha

(Having declared a personal and prejudicial interest, Phil Chandler left the room during consideration of this planning application and took no part on the discussion or voting thereon).

The Planning Officer informed the Committee that the Highways Authority had referred to their standing advice and concern was raised by the Committee regarding the restrictive parking and turning for vehicles, particularly in the section of the proposed car park which appears on the plans to have been a turning area for vehicles. Concern was also raised that the tree on the site (Monterey Cypress) would be adversely affected by the proposed developments.

RECOMMEND REFUSAL on the grounds that

- 1) parking and turning in the new area to the north was too restrictive; and**
- 2) the proposals would cause an adverse impact on the protected tree as detailed by South Somerset District Council's Arboriculturalist**

3. **Planning Application: 14/04415/FUL**

Site Address:	Davenport Western Ltd 26 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	The erection of extensions and alterations to roof (GR 357547/117132)
Recommending Case Officer:	Jacqui Churchill
Target date :	10th December 2014
Applicant :	Mr Nick Chant
Type : 07	Minor Offices less thn 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority had referred to their standing advice and whilst there was some discussion regarding the loss of parking spaces, it was generally felt that parking was not an issue in this area.

RECOMMEND APPROVAL

4. **Planning Application: 14/04607/FUL**

Site Address:	4 Bond Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to ground floor entrance doors and frontage (GR 355851/115904)
Recommending Case Officer:	Jane Green
Target date :	9th December 2014
Applicant :	Mr Saleem Shaik
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority and Somerset Archaeology had responded with no objections. He explained that South Somerset Disability Forum had requested that double doors and a low threshold be included in the proposed changes, and that glass etchings be included to aid the visibility of the large glass windows. In response the applicants had agreed, due to the limitations of the building, to make a portable temporary access ramp available with a member of staff to assist should a person require help with accessing the building. It was confirmed that glass manifestations to comply with Building Regulations would be applied.

RECOMMEND APPROVAL

(Manny Roper requested that his vote against this recommendation be noted)

8/639 **REPORT TABLE**

Application No: 14/04595/ADV

Proposal: The display of 2 No. non illuminated fascia signs

Location: Yeovil Country Park, Brunswick Street, Yeovil

RESOLVED that the application be noted

Application No: 14/04710/ADV

Proposal: The display of 1 No. externally illuminated fascia sign

Location: 4 Bond Street, Yeovil

RESOLVED that the application be noted

(Manny Roper requested that his abstention from this resolution be noted)

Neighbouring Parish:

Application No: 14/04661/S73 (Yeovil Without PC)

Proposal: Application to vary planning conditions 1 (b)(c) and (d) of approval 13/03360/FUL to vary external materials from brick finish to render finish

Location: Wyndham Park, Lyde Road Key Site, Yeovil. Plot 287 A-C (Phase 2)

RECOMMEND REFUSAL as this is a prominent location at the top of the site

Application No: 14/04794FUL

Proposal: Alterations to replace approved bus link from Sandlewood Close to Wyndham Park with a shared footpath/cycleway link

Location: Sandlewood Close/Hudson Road, Wyndham Park, Lyde Road Key Site, Yeovil

RECOMMEND REFUSAL as bus links are important to the new site and should be maintained

8/640 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No: 14/04658/TPO

Proposal: Application to fell a grey Poplar tree known as T.4 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993

Location: 100 College Green Yeovil Somerset BA21 4JU

It was noted that South Somerset District Council's Arboriculturalist recommended removal of this tree subject to replacement with a specimen called "Liquid Amber".

RECOMMEND APPROVAL

8/641 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No: 14/04669/TPO

Proposal: Application to fell a Eucalyptus tree known as T.1 in the South Somerset District Council (Yeovil No.5) Tree Preservation Order 1989

Location: 3 Summerlands Yeovil Somerset BA21 3AL

It was noted that South Somerset District Council's Arboriculturalist agreed with the proposal to remove this tree.

RECOMMEND APPROVAL

8/642 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No: 14/04675/TPO

Proposal: Application to carry out tree surgery works to a Horse Chestnut known as T.1 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2002 (GR 356838/116346)

Location: Pen Mill Hotel Sherborne Road Yeovil Somerset BA21 5DB

The Planning Officer informed the Committee that as this application was for the removal of dead wood only, permission was not required.

NOTED

8/643 **PARISH/TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER**

Application No: 14/04846/TPO

Proposal: Application to carry out tree surgery works to 2 No. Oak Trees known as T.1 and T.2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2002 (GR 356838/116346)

Location: 54 Southway Drive, Yeovil

RECOMMEND APPROVAL subject to the support of South Somerset District Council's Arboriculturalist.

8/644 **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. 14/03208/FUL, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) by SSDC as it would not cause demonstrable harm to the vitality and viability of Yeovil Town Centre, nor to the character and appearance of the listed building or conservation area.

The Assistant Town Clerk informed the Committee that a letter had been received from the case officer in respect of planning application reference no. 14/01412/FUL, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) by SSDC as it was considered that this proposal would respect the character of the area, represent appropriate infill and not have a demonstrable impact upon residential amenity and thus would not be overdevelopment of the site. In addition, it was reported that the proposed improved crossing of West Coker Road secured by a legal agreement did not meet the statutory tests as outlined in Regulation 122 of the Community Infrastructure Regulations 2010 and therefore was not possible.

The Planning Officer referred to planning application reference no. 14/03480/COU, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) by SSDC as further information had been received.

RESOLVED

that the Planning Decisions be noted.

8/645 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SF
14/11/14