

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 20 October 2014**

(7.00pm to 7.30pm)

### **Present:**

Darren Shutler - Chairman  
Philip Chandler  
John Clark  
David Dollard  
Andrew Kendall  
Mike Lock  
Manny Roper

### **Also Present:**

Sally Freemantle – Assistant Town Clerk (Job Share)  
Jane Green – Planning Officer (SSDC)

### 8/627 **MINUTES**

The Minutes of the previous meeting held on 6 October 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/628 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kris Castle.

### 8/629 **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.

David Dollard declared a personal interest in planning application no. 14/04402/S73A, Section 73a application to vary planning conditions 2 (approved plans) and 3 (materials) of approval 13/04702/FUL to allow a change in the external material finish of the roof at 7 Wraxhill Road, Yeovil, due to his wife's acquaintance with the applicant.

### 8/630 **PLANS LIST**

#### 1. **Planning Application: 14/03961/FUL**

Site Address:	Tesco Stores Queensway Place Yeovil
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Ward :	Yeovil (Central)
Proposal :	The erection of a dry cleaning, key cutting and shoe/watch repairs pod (GR 355323/116064)
Recommending Case Officer:	Jane Green
Target date :	21st November 2014
Applicant :	Tesco Stores Ltd
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority had responded with no observations. Concern was raised that this outlet would take trade and shoppers away from the town centre. However on other planning grounds the proposal was deemed acceptable.

**RECOMMEND APPROVAL**

*(Phil Chandler and Manny Roper requested that their vote against this recommendation be noted)*

2. **Planning Application: 14/03996/FUL**

Site Address:	49 Lime Tree Avenue Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a boundary wall and fencing (GR 354059/114902)
Recommending Case Officer:	Jacqui Churchill
Target date :	20th November 2014
Applicant :	Mr John Helliard
Type : 13	Other Householder - not a Change of Use

Concern was raised that the visual impact was too harsh as the top of the fence remained the same all the way around, thus increasing in height as the road sloped away towards the rear of the property. By comparison, the neighbours fence was stepped to keep the overall height an acceptable distance from the ground at each gradient.

**RECOMMEND REFUSAL on the grounds that the fence, due to its consistent height, formed a dominant feature out of keeping with the street scene.**

3. **Planning Application: 14/04402/S73A**

Site Address:	7 Wraxhill Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Section 73A application to vary planning conditions 2 (approved plans) and 3 (materials) of approval 13/04702/FUL to allow a change in the external material finish of the roof (GR 354390/114463)
Recommending Case Officer:	Jane Green
Target date :	20th November 2014

Applicant :	Mr A E And Mrs J A Lewis
Type : 13	Other Householder - not a Change of Use

#### **RECOMMEND APPROVAL**

#### 4. **Planning Application: 14/04615/FUL**

Site Address:	115 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side and single storey rear extension to dwellinghouse together with a rear pedestrian access (Re-Submission) (GR 355476/117404)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	3rd December 2014
Applicant :	Mr & Mrs Harry Sayers
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had responded with no observations. The history of the applications and appeal for the site were drawn to Members attention.

Harry Sayers, applicant informed the Committee that the proposed extension would be made of the same materials as the main house and be set back and subservient to the original dwelling. It would be to the north of the immediate neighbouring property with only one privacy glazed window facing towards that property.

It was felt that this proposal was an improvement to the previous application for the site to which the neighbours objected on the grounds of overlooking.

#### **RECOMMEND APPROVAL**

#### 8/631 **REPORT TABLE**

**Application No:** 14/03962/ADV

**Proposal:** The display of 3 No. internally illuminated fascia signs and 4 No. non illuminated fascia signs

**Location:** Timpsons (Tesco), Queensway Place

**Application No:** 14/04629/FUL

**Proposal:** Alterations and the erection of a first floor side extension

**Location:** 12 Lower Wraxhill Road (neighbouring parish)

**RESOLVED** that the applications be noted.

#### 8/632 **SOMERSET COUNTY COUNCIL CONSULTATION**

**Application No:** 14/04605/CPO

**Proposal:** New Motor Control Centre (MCC) Kiosk which will house electrical control equipment

**Location:** Vale Road Sewerage Treatment Works, Vale Road, Yeovil, BA21 5EL (GR: 357834 – 116799)

No objections were raised by the Committee, particularly as it was noted that the noise and odour level was acceptable and the odour risk would be lower than at present.

## **RECOMMENDED APPROVAL**

### 8/633 **PLANNING DECISIONS**

In answer to a query, the Planning Officer informed the Committee that Planning Application 14/03118/FUL, Alterations and the erection of a two storey side and rear extension to dwelling at 39 Turners Barn Lane, Yeovil BA20 2LW had been withdrawn due to concerns about overlooking caused by a balcony. She advised that the application had since been resubmitted with the balcony element excluded.

## **RESOLVED**

that the Planning Decisions be noted.

### 8/634 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

SF  
21/10/14