

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 6 October 2014**

(7.00pm to 7.25pm)

Present:

Darren Shutler - Chairman
Philip Chandler
David Dollard
Manny Roper
Andrew Kendall

Also Present:

Sally Freemantle – Assistant Town Clerk (Job Share)
Jennie Roberts – Planning Officer (SSDC)

8/619 **MINUTES**

The Minutes of the previous meeting held on 22 September 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/620 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mike Lock and Kris Castle.

8/621 **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.

8/622 **PLANS LIST**

1. **Planning Application: 14/03937/FUL**

Site Address:	134 Westfield Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a first floor rear extension to dwellinghouse (GR 354802/117051)
Recommending Case Officer:	Jane Green
Target date :	17th November 2014
Applicant :	Mrs Louise Hallett
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had responded with no observations.

Stephen Owen, supporter, addressed the Committee explaining that the reasons for the application for the first floor rear extension included providing proper accommodation for a growing family. He added that the extension would barely be visible from the road, would not increase the footprint of the building and was designed to have minimal detrimental impact on neighbouring properties – including features such as integral rain goods and white finished render to optimise light reflection. He explained that neighbours had made no objections and that the local housing association (owners of a nearby house) had given the applicants positive feedback about the attention to detail to minimise impact on their property.

A question was raised regarding the suitability of the foundations of the single storey extension to have a second storey added and the Planning Officer explained that this was a Building Control issue.

RECOMMEND APPROVAL

2. Planning Application: 14/03984/S73A

Site Address:	Land to rear Pen Mill Hotel Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Application to vary planning condition 1 of approval 11/02449/REM to change external materials plots 11-13, 15 & 16 and removal of plinth on house type Dwg. No. 4039/YEO/AF3/02/1D (GR 356838/116346)
Recommending Case Officer:	Andrew Collins
Target date :	25th December 2014
Applicant :	Elan Homes Ltd
Type : 01	Major Dwlg's 10 or more or site 0.5ha+

RECOMMEND APPROVAL

3. Planning Application: 14/04002/FUL

Site Address:	149 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The formation of a vehicular access and hard standing (Part Retrospective) (GR 354019/116834)
Recommending Case Officer:	Jane Green
Target date :	5th November 2014
Applicant :	Mr Dale Reed
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had advised that standing advice applies.

Concern was raised that due to lack of turning space it was not possible to enter and exit the proposed driveway in a forward gear.

RECOMMEND REFUSAL on the grounds that the development will set an unwelcome precedent

(Phil Chandler and Andrew Kendall requested that their vote against this recommendation be noted)

4. Planning Application: 14/04088/LBC

Site Address:	Yeovil Key Stores 27 Princes Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The display of one non illuminated fascia sign and one non illuminated projecting sign (GR 355543/116058)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	5th November 2014
Applicant :	Swinton Group Ltd
Type : 15	Other LBC Alteration

It was noted that the proposed signs were the same dimensions as the former signs.

RECOMMEND APPROVAL subject to approval by the Conservation Officer and approval of the Change of Use application

5. Planning Application: 14/04219/FUL

Site Address:	39 Turners Barn Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey side and rear extension to dwelling (Revised Application) (GR 354723 / 114567)
Recommending Case Officer:	Jane Green
Target date :	11 th November 2014
Applicant :	Mr Paul Rothwell
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority had advised that standing advice applies.

RECOMMEND APPROVAL

8/623 REPORT TABLE

Application No: 14/03659/ADV

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

Location: Beefeater and Premier Inn, Middle Street, Yeovil, BA20 1LT

Application No: 14/03901/ADV

Proposal: The display of one non-illuminated fascia sign and one non-illuminated projecting sign.

Location: Yeovil Key Stores, 27 Princes Street, Yeovil

RESOLVED that the applications be noted.

8/624 STREET TRADING – CHRISTMAS SHOPPING LAUNCH

The Committee considered a request from the Area Development Manager (South) for the waiving of normal street trading fees for street traders, (not all of whom will be selling for commercial gain) who will be selling a variety of Christmas goods to accompany the annual Christmas Shopping Launch on Saturday 15 November 2014. It was suggested that stallholders contribute donations to the Mayor's Charity as in past years.

RESOLVED

(1) that the matter be noted; and

(2) that the waiving of normal street trading fees for street traders selling Christmas goods on the evening of the Christmas Shopping Launch be supported subject to each street trader making a donation to the Mayor's Charity.

8/625 PLANNING DECISIONS

The Assistant Town Clerk informed the Committee that a letter had been received from the case officer in respect of application reference no. 14/03376/FUL, explaining that whilst this Committee recommended refusal, the application was approved (with conditions) as it would not adversely affect residential amenity.

The Planning Officer informed the Committee that whilst this Committee had recommended approval for planning application reference no. 14/01534/FUL, the application was refused due to inappropriate materials and the projection of the proposed building forward of the building line.

RESOLVED

that the Planning Decisions be noted.

8/626 CORRESPONDENCE

The Assistant Town Clerk informed the Committee that an Advice of Appeal Receipt had been received in respect of Planning Application Reference no. 14/03111/FUL, The erection of a porch at 21 Mount Pleasant, Yeovil.

The Assistant Town Clerk also informed the Committee that a provisional Variation Order (TPO) had been received in respect of a Plane and Magnolia at 4 Parcroft Gardens and a Lime tree at 3 Parcroft Gardens.

Chairman

SF
07/10/14