

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 22 September 2014**

(7.00pm to 7.30pm)

Present:

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

Also Present:

John Clark (Yeovil West Ward)
Helen Ferdinand – Assistant Town Clerk (Job Share)
Andrew Collins – Planning Officer (SSDC)

8/611 **MINUTES**

The Minutes of the previous meeting held on 8 September 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/612 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mike Lock.

8/613 **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.

Andrew Kendall also declared a personal interest in planning application 14/03904/OUT for the erection of a pair of semi-detached houses and alterations to the existing access drive at 24 Ashford Grove due to him knowing the applicant socially.

8/614 **PLANS LIST**

1. **Planning Application: 14/03904/OUT**

Site Address:	24 Ashford Grove
Ward :	Yeovil (Central)
Proposal :	Outline application for the erection of a pair of semi-detached houses and alterations to the existing access drive (GR 355622/117474)
Recommending Case Officer:	Andrew Collins
Target date :	23 rd October 2014
Applicant :	Bunny Construction Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that during the course of the application further information had been received and it confirmed that access, layout and scale were the matters to be considered under this outline application. He drew attention to the private access road which is proposed to be widened from 3m to 3.5m and 2 passing spaces be created. The Environmental Health Officer had no comments to make on the proposals.

Mr P Smith, agent for the application, added that the proposed development provided the opportunity to widen the access and provide an improved access to the flats which were under construction. The garage currently on the site is unsightly and therefore the development would improve the area.

RECOMMEND APPROVAL

2. **Planning Application: 14/03348/FUL**

Site Address:	24 St James Close, Yeovil
Ward :	Yeovil (South)
Proposal :	First floor side extension, new front dormer window and extend rear dormers to dwellinghouse (GR 353549/116347)
Recommending Case Officer:	Jacqui Churchill
Target date :	19 th September 2014
Applicant :	Mr & Mrs Potter
Type : 13	Other Householder – not a Change of Use

RECOMMEND APPROVAL

3. **Planning Application: 14/03426/FUL**

Site Address:	Santander UK Plc, 17 Vicarage Street, Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations to shop front to include the installation of an ATM machine (GR 355933/115962)
Recommending Case Officer:	Jacqui Churchill
Target date :	24 th September 2014
Applicant :	Mr Alex Calvert
Type : 09	Minor Retail less 1,000 sq.m or 1ha

The Planning Officer advised the Committee that the Conservation Officer has no objections to the application. The Committee welcomed the ATM if it assists disabled people.

RECOMMEND APPROVAL

4. **Planning Application: 14/03450/FUL**

Site Address:	Bucklers Mead Academy, St John's Road, Yeovil
Ward :	Yeovil (East)
Proposal :	Erection of 6m high ball stop netting. (GR 356268/117669)
Recommending Case Officer:	Andrew Collins
Target date :	27 th October 2014
Applicant :	Andrew Buse
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer confirmed the application straddled the boundary between Yeovil Town and Yeovil Without Parish. One neighbour representation had been received who was concerned about the siting of the fence in relation to the trees. Further information was awaited from the applicant in this respect.

RECOMMEND APPROVAL subject to the fence being sited away from the trees.

5. **Planning Application: 14/03878/FUL**

Site Address:	66 West Coker Road, Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey side extension and porch to dwellinghouse.(GR: 354371 /114655)
Recommending Case Officer:	Andrew Collins

Target date :	27 th October 2014
Applicant :	Sundial Developments
Type : 13	Other Householder – not change of use

The Planning Officer confirmed that the footings to the extension relate to a previous application that had started. The current application was on the same footprint, but was for a two storey extension rather than a single storey extension.

RECOMMEND APPROVAL

6. Planning Application: 14/03952/P3JPA

Site Address:	90 Huish, Yeovil, Somerset
Ward :	Yeovil (West)
Proposal :	Prior approval for the change of use of office to residential dwelling (GR: 355188 / 116012)
Recommending Case Officer:	Jennie Roberts
Target date :	22 nd October 2014
Applicant :	Mrs Fiona Bannister
Type : 21	Part 3 Prior Approvals

RECOMMEND APPROVAL

7. Planning Application: 14/03979/FUL

Site Address:	14 Vicarage Walk & Unit 2 Frederick Place, Quedam Shopping Centre, Yeovil,
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations including removal of existing lower elevation section and replacing with glazing, removal of canopies, the creation of a new entrance and conversion to one unit. (GR 355807/116014)
Recommending Case Officer:	Simon Fox
Target date :	31 st October 2014
Applicant :	Benson Elliot
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

RECOMMEND APPROVAL

8. Planning Application: 14/04006/FUL

Site Address:	28 Grass Royal, Yeovil, Somerset
Ward :	Yeovil (East)

Proposal :	The erection of a conservatory to the rear of dwellinghouse (GR356318/116588)
Recommending Case Officer:	Jacqui Churchill
Target date :	31 st October 2014
Applicant :	Mr D Salisbury
Type : 13	Other householder – not a Change of Use

RECOMMEND APPROVAL

9. **Planning Application: 14/04085/FUL**

Site Address:	16 Neatham Road, Yeovil, Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey side extension and a two storey rear extension to dwellinghouse and alterations to access (GR 356301/117266)
Recommending Case Officer:	Jane Green
Target date :	28 th October 2014
Applicant :	Messrs D & T Antell
Type : 13	Other Householder – not a Change of Use

Following the Planning Officer informing the Committee that the Highways Authority had referred to their standing advice and confirming that the proposals would meet the parking standards, the Members discussed the parking situation and the potential for additional parking on the street.

RECOMMEND APPROVAL

8/615 **REPORT TABLE**

Application No. 14/03427/ADV

Proposal: The installation of 1 internally illuminated ATM fascia sign

Location: Santander, 17 Vicarage Street, Yeovil BA20 1JB

RESOLVED that the application be noted.

8/616 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/617 **CORRESPONDENCE**

The Assistant Town Clerk advised that no correspondence had been received.

8/618 **NEW INITIATIVES BUDGET**

The Committee considered a report regarding the New Initiatives Budget by the Town Clerk (agenda item 8 refers), and the Chairman asked for suggestions.

A number of proposals emerged and the merits of the suggestions that fell within the remit of the Committee were discussed.

Reference was made to the possibility of installing an interactive screen in the reception of the Town House. The screen would be linked with the South Somerset District Council and Yeovil Town Council websites so that planning application drawings could be viewed readily, and perhaps a rolling montage of events in Yeovil could be shown.

RESOLVED

To support the new initiative to seek costings for an interactive screen in the reception of the Town House.

Chairman

HF
01/10/14