

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 8 September 2014**

(7.00pm to 7.45pm)

Present:

Philip Chandler – Vice Chairman (in the Chair)
David Dollard
Mike Lock
Manny Roper

Also Present:

Helen Ferdinand – Assistant Town Clerk (Job Share)
Andrew Collins – Planning Officer (SSDC)

8/603 **MINUTES**

The Minutes of the previous meeting held on 26 August 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/604 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Darren Shutler and Kris Castle.

8/605 **DECLARATIONS OF INTEREST**

Philip Chandler declared a personal interest in planning application 14/03908/FUL for the erection of a canopy to rear extension at 21 Mount Pleasant by virtue of the applicant being an acquaintance.

8/606 **PLANS LIST**

1. **Planning Application: 14/03863/FUL**

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|-------------------------------|---|
| Site Address: | 66/68 West Coker Road, Yeovil |
| Ward : | Yeovil (South) |
| Proposal : | The erection of 4 bungalows and garages (GR 354371 / 114655) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 13 th October 2014 |
| Applicant : | Sundial Developments |
| Type : 06 | Minor Dwellings 1-9 site less than 1ha |

The Planning Officer informed the Committee that outline planning permission had previously been granted under 13/03718/OUT for the erection of two

bungalows to the rear. The application site for this current application had been increased in size to include part of the garden of the neighbouring property and now 4 bungalows were being proposed. The Highway Authority was to consider the proposals further.

Mr D Redman, applicant, drew attention to the need for housing in Yeovil and stated that the proposed 4 bungalows could comfortably fit on the site. He was also of the opinion that the visual impact of the new development would be reduced as it would be set against the background of Sampsons Wood.

During the following discussion Members raised their concerns that the proposal for four dwellings constituted a mini estate and would have highway safety implications for West Coker Road where the Town Council had been trying to install a pedestrian crossing. It was also considered to be overdevelopment and out of character with the pattern of development along West Coker Road.

RECOMMEND REFUSAL on the grounds of overdevelopment of the site and concerns regarding road safety.

If the case officer was minded to recommend approval, Members requested that the applicant enters into a S106 Agreement to facilitate improved pedestrian safety measures for West Coker Road.

2. **Planning Application: 14/03619/FUL**

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|----------------------------|--|
| Site Address: | 1 – 3 Princes Street, Yeovil |
| Ward : | Yeovil (Central) |
| Proposal : | The conversion of first floor, second floor and part of ground floor into 3 flats and 1 maisonette with associated alterations (GR 355548/115987) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 6 th October 2014 |
| Applicant : | Mr Jeremy Wood |
| Type : 06 | Minor Dwellings 1-9 site less than 1ha |

3. **Planning Application: 14/03620/LBC**

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|----------------------------|--|
| Site Address: | 1 – 3 Princes Street, Yeovil |
| Ward : | Yeovil (Central) |
| Proposal : | The carrying out of internal and external alterations to convert first, second and part ground floor into 3 flats and 1 maisonette (GR 355548/115987) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 6 th October 2014 |
| Applicant : | Mr Jeremy Wood |
| Type : 15 | Other LBC Alteration |

These two associated applications for full planning permission and listed building consent were considered together. The Planning Officer advised the Committee that the County Archaeologist, English Heritage and the Conservation Officer had raised no objections to the proposals. Comments from the Highways Authority had not been received to date.

In response to Members' concerns, the Planning Officer confirmed that the estate agent on the ground floor would be remaining, and there would be no loss of retail floorspace.

RECOMMEND APPROVAL

4. Planning Application: 14/03686/FUL

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|----------------------------|--|
| Site Address: | Asda Stores Ltd, Preston Road, Yeovil |
| Ward : | Yeovil (South) |
| Proposal : | The siting of a temporary cold store (GR 353158/116143) |
| Recommending Case Officer: | Andrew Collins |
| Target date : | 7 th October 2014 |
| Applicant : | Asda Stores Ltd |
| Type : 10 | Minor Other less than 1,000 sq.m or 1ha |

The Planning Officer informed the Committee that the application was for permission for a temporary cold store for a period of four weeks whilst works to replace rooftop plant were being undertaken. One letter of objection relating to noise had been received. He drew attention to the comments of the Environmental Protection Officer contained in the report who had raised no objection.

RECOMMEND APPROVAL

5. Planning Application: 14/03701/FUL

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|----------------------------|---|
| Site Address: | 26 Hillborne Gardens, Yeovil |
| Ward : | Yeovil (South) |
| Proposal : | The erection of a single storey rear extension to dwellinghouse (GR: 353061 /116444) |
| Recommending Case Officer: | Mrs Jennie Roberts |
| Target date : | 8 th October 2014 |
| Applicant : | Mr & Mrs Victor Francis |
| Type : 13 | Other Householder – not change of use |

The agent, Mr M Wilde, informed the Committee that similar extensions had been added to properties in this location, and it had been designed to be in-keeping with the character of the house, and would not project out further than the adjoining property.

RECOMMEND APPROVAL

6. Planning Application: 14/03908/FUL

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|-------------------------------|---|
| Site Address: | 21 Mount Pleasant, Yeovil, Somerset |
| Ward : | Yeovil (Central) |
| Proposal : | The erection of canopy to rear extension (retrospective) (GR: 356203 / 116497) |
| Recommending Case Officer: | Jacqui Churchill |
| Target date : | 17 th October 2014 |
| Applicant : | Mr Barry Upshall |
| Type : 13 | Other Householder – not a Change of Use |

The Planning Officer informed the Committee that the application was only for a canopy and not the single storey extension which had been constructed under permitted development rights. He confirmed the application was retrospective. A letter had been received from a neighbour objecting on the grounds that the canopy caused overshadowing and loss of light.

The applicant, Mr Upshall, handed photographs of the canopy to the Members and explained that he had in fact contacted the Planning Authority and, due to a misunderstanding, had been told that it did not need planning permission. He offered to replace the side panel with a clear plastic one, or remove it altogether, if it was felt necessary.

RECOMMEND APPROVAL subject to replacing the solid side panel with a clear one.

8/607 REPORT TABLE

Application No. 14/0219/FUL

Proposal: The change of use of premises from a public house (Use Class A4) to a children's day nursery (Use Class D1), landscaping proposals and the erection of fencing (amended plans).

Location: Yew Tree Inn, 25 Forest Hill, Yeovil

The Planning Officer explained that this application had previously been considered by the Committee on 30 June 2014, but that due to concerns expressed by the Tree Officer, amended plans had been drawn up that increased the outside play area and delineated the site with fencing and planting. Two letters of objection had been received.

Paul Allaway, applicant, explained that he was very conscious of the need to retain the Yew Tree and the provision of landscaping for amenity. Although the increased landscaping would result in a reduced parking area, he felt adequate parking remained.

During the discussion Members accepted that there was adequate parking and that a nursery was a good use of the building.

RESOLVED to recommend approval.

8/608 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/609 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that an email had been received from the District Council Tree Officer, Phillip Poulton, following a request about a 'missing tree' at 3 & 4 Parcroft Gardens which had come to light at the previous Committee on 26 August when discussing two applications for works to protected trees: 14/03415/TPO and 14/03413/TPO. The Tree Officer explained that the trees had been incorrectly plotted upon the Order, and that there was no physical sign that a tree had been there. He had agreed with the owner that the Order should be modified, and that another tree should be planted.

The Assistant Town Clerk advised the Committee of an application to fell a protected tree:

Application No. 14/03536/TPO

Proposal: The Felling of T.14 (Poplar) in the South Somerset District (Yeovil No.1) Tree Preservation Order 1993 (GR 355433 / 116901)

Location: 82 College Green, Yeovil BA21 4JU

The Members were shown the application and subject to the Tree Officer agreeing that the tree was diseased, were happy for it to be felled and replaced.

The Assistant Town Clerk informed the Committee that two appeal decisions had been received. The appeal against the refusal of application 14/01014/FUL for the formation of a new vehicular access and hard standing at 183 Ilchester Road, Yeovil BA21 3BQ had been allowed. Also, the appeal against the refusal of application 14/00244/FUL for the erection of a single dwelling at 2 Woodland Terrace, Mill Lane, Yeovil BA20 1NY had been allowed. A copy of the appeal decisions were available on request.

The Assistant Town Clerk also informed the Committee that an appeal had been lodged against the refusal of planning permission at 108 Larkhill Road, Yeovil BA21 3HQ (planning application 14/02705/FUL) for the change of use of premises to a mixed use including dwellinghouse and dog grooming salon and the formation of a new vehicular access and hardstanding (Part Retrospective).

RESOLVED

that the matters be noted, and no objections raised to application 14/03536/TPO subject to the agreement of the Tree Officer.

8/610 **FINANCIAL STATEMENT – JUNE/JULY 2014**

The Committee considered the Financial Statement for the period of 1 June to 31 July 2014 (agenda item 8 refers).

RESOLVED

that the financial Statement be noted.

Chairman

HF
11/09/14