

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 16 February 2015**

(7.00pm to 8.50pm)

Present:

Darren Shutler – Chairman
Philip Chandler
Dave Dollard
Andrew Kendall
Mike Lock
Manny Roper

Also Present:

Tony Lock (Yeovil East Ward)
Helen Ferdinand – Assistant Town Clerk (Job Share)
Simon Fox – Planning Area Team Leader (SSDC)

8/684 **MINUTES**

The Minutes of the previous meeting held on 2 February 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/685 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from John Clark and Kris Castle.

8/686 **DECLARATIONS OF INTEREST**

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

Tony Lock 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.

8/687 **PLANS LIST**

1. **Planning Application: 15/00228/FUL**

Site Address:	The Green Dragon St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Demolition of existing public house and

	the redevelopment of site to provide a convenience store (Use Class A1) including ATM with dedicated external servicing, refuse/plant area, associated car parking and landscaping. (GR 356418/117032)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	17th March 2015
Applicant :	New River Retail Property Trust No. 4
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The Planning Area Lead Officer advised the Committee that in addition to the Local Plan policies listed in the report, Policy MS1 was relevant to the case also. Policy MS1 requires the applicant to demonstrate that every reasonable attempt has been made to secure a suitable business or local community re-use. He also informed the Committee that numerous letters of objection had been received raising issues such as: impact on nearby properties; nuisance from deliveries; damage to properties during construction; length of construction; increased traffic generation and problems accessing nearby properties; improved traffic management scheme; opening hours and delivery times; and the location of bins.

The Highways Authority had commented that St Michaels is a classified road with a 30mph speed limit past the site. In terms of traffic generation there may not be much difference between the existing and proposed use of the site. However, the pattern of traffic would change with more trips associated with the shop during the day and less in the evening. The impact on the overall network is not expected to be great as many of the customers would stop during an existing trip, and a large number of customers would arrive on foot. The proposed parking is in line with the parking strategy. On this basis, the Highways Authority has raised no objection to the proposal, but has asked that a condition be attached to ensure that the parking and manoeuvring areas are kept clear.

The District Ecologist is broadly in agreement with the ecology report and recommends a condition.

Mr Roger D Fishleigh, objector, handed a petition with over 200 signatures to the Chairman protesting to the “destruction of The Green Dragon, St Michaels Ave, Yeovil and to the erection of a co-operative store in its place for the following reasons” (in summary):

- Loss of skittles, pool, darts and social atmosphere
- Loss of wedding, christening and funeral function facilities
- Traffic problem on already busy road
- The scheme will destroy local amenities
- The Fleur-de-Lys is to be replaced with a co-operative store at the top of the road
- There are already five convenience stores local to the Green Dragon providing plenty of choice.

Mr Fishleigh added that he had applied for the Green Dragon to be made an ‘Asset of Community Value’ (ACV).

Mr Mark Green-Thornton, objector, said that he was concerned about the additional traffic the proposal would generate compared to the existing public house which does not generate much traffic, especially as the road is busy at peak times. He was also concerned about the many public houses that were being lost.

Mr Jason Hywel Watkins, objector, said that the Green Dragon gives a sense of community and people always feel welcome there. It is a very friendly public house, has pool and darts teams, and good wheel chair access. He is concerned about so many public houses closing and feels that another is not needed.

In the following discussion a number of issues were raised and discussed. It was recognised by Members that the public house is well supported and its demolition would be a significant loss of a community asset. Concern was also raised at the lack of consultation with the community. The Planning Area Lead Officer clarified that an application for a ACV would allow the community time to investigate the possibility of buying the public house, but it does not hinder the planning process and prevent the planning application from being determined. He also confirmed that the change of use of a public house to a retail use does not require planning permission, but that the redevelopment of the site for a store did, and it raised valid planning issues that needed consideration.

Concern was raised about the demolition of the building as it was considered to be attractive, and the proposed new building was felt not to be in-keeping with the character of the area. The Committee considered the impact of the proposal on the traffic in St Michael's Avenue: the potential conflict with pedestrians and especially school children; the traffic calming scheme; and the potentially dangerous access/exit to/from the site. The proposed opening hours of the store were also discussed, together with the times for deliveries. It was recognised that there was potential for disturbance to the neighbouring residential properties in this respect, and also from any external plant and equipment.

RECOMMEND REFUSAL on the grounds that the proposal would represent a major loss of a community asset, and the volume of traffic created by the proposal would conflict with pedestrians, including those from the local school.

2. **Planning Application: 15/00353/FUL**

Site Address:	Land At Former Seatons Garage Site West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of 3 No flats over garages (GR 354930/115624)
Recommending Case Officer:	Andrew Collins
Target date :	24th March 2015
Applicant :	Mr James & Clive Bradbury & Brown
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Area Lead Officer informed the Committee that the proposal, for three garages with flats above, forms part of a larger residential scheme

which has outline approval. The issue of overlooking had been addressed with amended plans.

Concerns were raised during the following discussion about the building of garages on parking spaces, and the potential for noise disturbance on the occupiers of the flats from the garages below.

RECOMMEND REFUSAL on the grounds that the proposal is out of character, and noise would be created underneath the flats in the garages.

3. **Planning Application: 15/00457/S73A**

Site Address:	Land At Former Seatons Garage Site West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	Application to vary condition 1 of planning permission 10/04950/REM (approved plans) (GR 354930/115624)
Recommending Case Officer:	Andrew Collins
Target date :	27th April 2015
Applicant :	Stonewater Ltd & Brookvale Homes
Type : 01	Major Dwlg 10 or more or site 0.5ha+

The Planning Area Lead Officer clarified that this application was for proposed alterations to the previously approved application 10/04950/REM, and formed part of a larger residential scheme.

The Committee voiced their disappointment and frustration that the opportunity to relieve the on-street parking problems in the area by creating a rear access to the existing terraced houses along Seaton Road had not been taken. However, the Planning Area Lead Officer explained that each application had to be considered on its own merits, and in this case planning permission had previously been granted which did not allow access to the rear of the existing houses.

RECOMMEND APPROVAL

4. **Planning Application: 15/00510/FUL**

Site Address:	Box Factory Car Park South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of land for the siting of a storage container in relation to car wash facility (Revised Application). (GR 355947/115850)
Recommending Case Officer:	Jane Green
Target date :	24th March 2015
Applicant :	South Somerset District Council
Type : 10	Minor Other less than 1,000 sq.m or 1ha

This is a revised application which proposes an alternative location for the siting of a storage container in a town centre car park. The Planning Area Lead Officer commented that the container was to serve as a base for car washing in the area as a whole, and this location was considered to be the best option.

In the following discussion Members raised their concerns regarding the siting of a storage container in a town centre car park, and the potential precedent that this would create. A concern was also raised about the potential for harmful pollutants to be washed off cars and into the drains.

RECOMMEND REFUAL on the grounds that the storage container would be unsightly; would be an inappropriate use in the town centre; and would be an inappropriate use of a car park.

5. **Planning Application: 14/05342/FUL**

Site Address:	80 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of an extension to existing garage and replace flat roof with pitched roof and alterations to front entrance porch (GR 355215/116940)
Recommending Case Officer:	Jane Green
Target date :	9th March 2015
Applicant :	Mr S G Rees
Type : 13	Other Householder - not a Change of Use

The Committee was advised by the Planning Area Lead Officer that the Committee had previously recommended refusal of this application because the new pitched roof on the garage was too high. The drawings have now been revised and the height of the garage roof is 800mm lower than previously proposed.

Dr R Somasegaram, objector and neighbour, re-iterated his concerns about the proposal blocking light from his bedroom and kitchen windows. In the ensuing discussion concerns were raised in respect of the additional height of the garage roof and the close proximity of the proposal to the boundary with the neighbouring property.

RECOMMEND REFUSAL on the grounds that the height of the garage is inappropriate.

6. **Planning Application: 15/00054/FUL**

Site Address:	32 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The installation of replacement windows and door (Part Retrospective) (GR 354924/116196)

Recommending Case Officer:	Jane Green
Target date :	20th March 2015
Applicant :	Mr C Daley
Type : 13	Other Householder - not a Change of Use

The Planning Area Lead Officer explained to the Committee that this application was part retrospective. It is an unfortunate situation where 9 of the 11 original windows have been replaced in a property standing in a Conservation Area where an Article 4(2) Direction was made in 2008. This does not allow the replacement of windows without planning permission. In this case, the original white timber painted sash windows have been replaced by oak coloured woodgrain effect uPVC windows, and it is proposed to replace the black timber front door with a red uPVC door. The detailed comments of the Conservation Officer were read in full to the Committee.

Mr Christopher Daly, applicant, explained to the Committee that he would not have carried out the work if he had known that planning permission was needed. He was wholly in support of the aims of the Conservation Area, but the original windows were drafty and noisy, and he just wanted to improve the quality of life for his young family, and the security of the house. He had tried to retain the character of the property and had paid extra for additional features to reflect those of the original windows. He commented that there were many alterations to surrounding properties which were detrimental to the character of the area, and that he had received a positive reaction from neighbours.

Before and after photographs were passed to the Committee, and in the following discussion members agreed that the visual impact of the replacement windows did not justify the refusal of planning permission.

RECOMMEND APPROVAL

7. Planning Application: 15/00264/FUL

Site Address:	35 Long Close Brympton Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a two storey side extension to dwellinghouse (Revised Application) (GR 353147/116407)
Recommending Case Officer:	
Target date :	18th March 2015
Applicant :	Miss A Jones
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

8. **Planning Application: 15/00339/FUL**

Site Address:	24 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey and two storey extension to front, side and rear of dwellinghouse (Revised Application) (GR 355395/117396)
Recommending Case Officer:	Jane Green
Target date :	23rd March 2015
Applicant :	Mr & Mrs M Gowers
Type : 13	Other Householder - not a Change of Use

WITHDRAWN PRIOR TO MEETING

9. **Planning Application: 15/00405/FUL**

Site Address:	81 Century Park Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Installation of garage door. (GR 354122/116022)
Recommending Case Officer:	
Target date :	19th March 2015
Applicant :	Dr David O'Leary
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

10. **Planning Application: 15/00617/S73A**

Site Address:	1 Alastair Drive Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Application to vary planning condition 2 (approved drawings) and 3 (materials) of approval 14/03249/FUL to allow garage side and rear walls to be rendered. (GR 354765/117359)
Recommending Case Officer:	Jacqui Churchill
Target date :	1st April 2015
Applicant :	Mr T J Foot
Type : 13	Other Householder - not a Change of Use

RECOMMEND APPROVAL

8/688 **REPORT TABLE**

Application No: 15/00327/ADV

Proposal: The display of internally illuminated fascia and projecting signs.

Location: Phones 4 You, 19 Vicarage Walk, Yeovil.

Application No: 15/00283/ADV

Proposal: The display of up to 31 non-illuminated signs.

Location: Yeovil Recreation Centre, Chilton Grove, Yeovil.

RESOLVED

that the applications be noted.

8/689 **PLANNING DECISIONS**

RESOLVED

that the Planning Decision be noted.

8/690 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that the following planning application in a neighbouring parish had been approved:

Planning Application: 14/04932/FUL

Proposal: The erection of a single storey building for use as a place of worship (Use Class D1) with access and car park

Location: 133 West Coker Road, Yeovil

The Committee had recommended refusal on the grounds of a lack of parking and concerns over the trees. However, revised plans had been received addressing these issues.

The Assistant Town Clerk also informed the Committee that planning permission had been granted by Dorset County Council for the following application in an adjoining parish:

Planning Application: WD/D/14/002835

Proposal: Tipping of soils to allow re-shaping of area adjacent to 9th and 18th greens at Yeovil Golf Course.

Location: Yeovil Golf Club, Sherborne Road, Bradford Abbas.

RESOLVED

that the correspondence be noted.

Chairman