

## **YEOVIL TOWN COUNCIL**

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 15 June 2015**

(6.00pm to 7.25pm)

### **Present:**

Pauline Lock – Chairman	Mike Lock
Graham Oakes – Vice Chairman	Tony Lock
Kris Castle	Sarah Lowery
Phil Chandler	Evie Potts-Jones
Joe Conway	Andrew Pugsley
Gail Freeman-Bell	Wes Read
Kaysar Hussein	Manny Roper
Andrew Kendall	Alan Smith
Terry Ledlie	Rob Stickland

### **Also Present:**

Sally Freemantle – Assistant Town Clerk (Job Share)  
Andrew Collins – Planning Officer (SSDC)

### 9/10 **MINUTES**

The Minutes of the previous meeting held on 27 May 2015, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 9/11 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Vijay Adampalli, Nagaraja Akkisetty, Tristan Cobb and David Recardo and Darren Shutler.

### 9/12 **DECLARATIONS OF INTEREST**

Kaysar Hussain, Andrew Kendall, Mike Lock, Tony Lock, Graham Oakes, Wes Read, Alan Smith and Rob Stickland referred to their membership of South Somerset District Council and indicated that whilst they might speak and possibly vote on applications which might be referred to that Council for determination, they would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

At commencement of the discussion for application 15/02414/LBC, The carrying out of internal and external alterations to convert first, second and part ground floor into 3 No. Flats and 1 No. Maisonette, 1-3 Princes Street, Kaysar Hussein declared a personal and prejudicial interest, due to his business being adjacent to the planning application site.

1. **Planning Application: 15/02462/FUL**

Site Address:	Land Rear Of 64 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a dwelling with detached garage (GR 354396/114675)
Recommending Case Officer:	Andrew Collins
Target date :	15th July 2015
Applicant :	Mrs Ann Birch
Type : 06	Minor Dwellings 1-9 site less than 1ha

It was confirmed that Planning Permission had been granted for no. 66 West Coker Road, and that the proposed property would share the access.

The Planning Officer informed the Committee that there was sufficient room to turn vehicles at the end of the access, so that entering and exiting the site in forward gear would be possible. It was confirmed that following the development, the original property on the site would still have an ample sized garden.

**RECOMMEND APPROVAL**2. **Planning Application: 15/02449/REM**

Site Address:	24 Ashford Grove Yeovil Somerset
Ward :	Yeovil (Milford)
Proposal :	The erection of 2 No. dwellings (GR 355622/117473)
Recommending Case Officer:	Andrew Collins
Target date :	22nd July 2015
Applicant :	Bunny Construction Ltd
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority had referred to their Standing Advice, and that the access had been addressed at the Appeal following the initial Outline Application. It was added that the Planning Officer was in discussion with the applicant/agent regarding the resolution of overlooking of neighbouring properties. The use of rooflights was therefore suggested.

**RECOMMEND APPROVAL** subject to satisfactory negotiation to address overlooking.

3. **Planning Application: 15/02479/OUT**

Site Address:	Orchard Gate Dorchester Road Yeovil
Ward :	Yeovil (South)

Proposal :	The erection of a dwelling and formation of a new access (GR 355061/114625)
Recommending Case Officer:	Andrew Collins
Target date :	17th July 2015
Applicant :	Mrs Pam Gliddon
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the District Council's Tree Officer had noted that despite there being a number of trees on the site, a survey and assessment of impact on the trees had not been included. Concern was raised that due to the narrowness of Little Tarrat Lane and the difference in ground level between the road and the site, an acceptable gradient for access would cause a loss of much of the site, and the Planning Officer confirmed that the District Council's Highways Consultant would like accurate information at Outline stage.

**RECOMMEND REFUSAL** due to lack of sufficient adequate information regarding access, including levels and the impact on the trees.

4. **Planning Application: 15/02414/LBC**

Site Address:	1-3 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations to convert first, second and part ground floor into 3 No. Flats and 1 No. Maisonette (Revised Application) (GR 355548/115987)
Recommending Case Officer:	Andrew Collins
Target date :	21st July 2015
Applicant :	Mr J Wood
Type : 15	Other LBC Alteration

*(Kaysar Hussein, having declared a Personal and Prejudicial interest in this agenda item, left the room and took no part in the discussion or voting thereon).*

The Planning Officer summarised that the proposal was for the complete removal of the staircase and that the existing floor plans were largely retained. He added that the new windows on the inside of the courtyard were approved under a previous application.

**RECOMMEND APPROVAL** subject to no objection from Historic England and Amenity Societies

5. **Planning Application: 15/02063/OUT**

Site Address:	Land Adj 71 Chelston Avenue Yeovil Somerset
---------------	---

Ward :	Yeovil (Milford)
Proposal :	The erection of a dwelling (GR 355901/117145)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	3rd July 2015
Applicant :	Mr David Hawkins
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the District Council's Tree Officer had raised no objections but would like to see the mitigation of loss of trees by suitable replacements.

During the ensuing discussion, Members raised concern that the size of the plot was not sufficient to enable the dwelling to be built without protruding beyond the existing building line.

**RECOMMEND APPROVAL** subject to the proposed dwelling in the Reserved Matters Application respecting the existing building line.

6. **Planning Application: 15/02206/FUL**

Site Address:	30 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of a new shopfront and security shutters (GR 355818/115936)
Recommending Case Officer:	Jacqui Churchill
Target date :	9th July 2015
Applicant :	Warren James Ltd
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority and the District Council's Highways Consultant raised no objections.

**RECOMMEND APPROVAL**

7. **Planning Application: 15/02211/FUL**

Site Address:	145 Sherborne Road Yeovil Somerset
Ward :	Yeovil (New Town)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 356560/116380)
Recommending Case Officer:	Jacqui Churchill
Target date :	16th July 2015
Applicant :	Mrs Natasha Chapman-Cox
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority and the District Council's Highways Consultant raised no objections.

**RECOMMEND APPROVAL**

8. **Planning Application: 15/02228/FUL**

Site Address:	39 Everton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a second floor rear extension to dwellinghouse (GR 355255/115667)
Recommending Case Officer:	Jane Green
Target date :	14th July 2015
Applicant :	Mr And Mrs Brown
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the material would be tile hanging instead of render as originally proposed.

**RECOMMEND APPROVAL**

9. **Planning Application: 15/02350/FUL**

Site Address:	37 The Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, the erection of a single storey side extension and replacement carport canopy (GR 355715/116439)
Recommending Case Officer:	Jane Green
Target date :	24th July 2015
Applicant :	Mr & Mrs S & A Moffat
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that the Highways Authority referred to their Standing Advice and the District Council's Highways Consultant raised no objections as the car port was being improved on a like for like basis.

The Planning Officer updated the Committee, explaining that the brickwork for the extension would match the original property.

**RECOMMEND APPROVAL**

10. **Planning Application: 15/02433/FUL**

Site Address:	51 Bell Chase Yeovil Somerset
Ward :	Yeovil (Preston)

Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 353520/116057)
Recommending Case Officer:	Jacqui Churchill
Target date :	28th July 2015
Applicant :	Mr Paul Champion
Type : 13	Other Householder - not a Change of Use

**RECOMMEND APPROVAL**

11. **Planning Application: 15/02445/FUL**

Site Address:	HSBC 1 Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a reduced height external ATM to replace existing ATM (GR 355707/115985)
Recommending Case Officer:	Jane Green
Target date :	24th July 2015
Applicant :	HSBC Bank Plc
Type : 10	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the Highways Authority and the District Council's Highways Consultant raised no objections.

**RECOMMEND APPROVAL**

12. **Planning Application: 15/02448/FUL**

Site Address:	25 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a garage extension to the front of dwellinghouse (GR 354205/114435)
Recommending Case Officer:	Jane Green
Target date :	14th July 2015
Applicant :	Mr And Mrs J C Holloway
Type : 13	Other Householder - not a Change of Use

The Planning Officer informed the Committee that a letter of support had been received from a neighbour and confirmed that the proposed materials would match the existing.

**RECOMMEND APPROVAL**

13. **Planning Application: 15/02606/FUL**

Site Address:	27 Westfield Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a detached dwellinghouse with associated parking (GR 354751/116755)
Recommending Case Officer:	Jane Green
Target date :	27th July 2015
Applicant :	Mrs Yvonne Vaughan
Type : 06	Minor Dwellings 1-9 site less than 1ha

The Planning Officer informed the Committee that the Highways Authority raised no objections and the District Council's Highways Consultant suggested conditions regarding parking and proposed surfaces to promote drainage. It was confirmed that the materials would be in keeping with the other properties in the area.

**RECOMMEND APPROVAL**

14. **Planning Application: 15/02631/FUL**

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (Preston)
Proposal :	The erection of a click and collect canopy within car park (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	30th July 2015
Applicant :	Asda Stores Ltd
Type : 09	Minor Retail less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the application would not have been required had the applicant only wished to install one "Click and Collect" facility and kept the height of the proposals beneath 4 metres. The application was for two "Click and Collect" facility and discussion took place regarding the location of it within the car park.

**RECOMMEND APPROVAL**

9/14 **REPORT TABLE**

**Planning Application:** 15/02412/ADV

**Proposal:** The display of 3 No. internally illuminated fascia signs and 1 No. externally illuminated wall mounted banner sign

**Location:** Subway, Houndstone Retail Park, Western Avenue, Yeovil, Somerset

The Planning Officer informed the Committee that Brympton Parish Council had recommended that the signs only be illuminated during shop opening hours, and that the Highways Authority referred to their Standing Advice.

## **RECOMMEND APPROVAL**

**Planning Application:** 15/02207/ADV

**Proposal:** The display of an externally illuminated fascia sign and an externally illuminated projecting sign

**Location:** 30 Middle Street, Yeovil, Somerset

## **RECOMMEND APPROVAL**

**Planning Application:** 15/02634/ADV

**Proposal:** The display of 4 No. externally illuminated fascia sign, 4 No. non illuminated vinyl displays, 2 No. non illuminated free standing directional signs and 1 No. non illuminated fascia sign

**Location:** Asda Stores Ltd, Preston Road, Yeovil, Somerset

## **RECOMMEND APPROVAL**

**Planning Application:** 15/02143/S73 (East Coker Parish Council)

**Proposal:** Application to vary planning condition 2 (approved plans) of approval 14/04932/FUL for simpler roof design and new window and door positions

**Location:** 133 West Coker Road, Yeovil, Somerset

The Planning Officer informed the Committee that a revised proposal had been received which reduced the gable at the front of the building. He also explained that East Coker Parish Council had raised concerns regarding the impact on trees and the extensive opening hours – however the Committee was reassured that the early Sunday morning opening would be for quiet worship activities.

## **RECOMMEND APPROVAL**

### 9/15 **SOMERSET COUNTY COUNCIL CONSULTATION ON PLANNING APPLICATION 15/02486/R3C AT BIRCHFIELD COMMUNITY PRIMARY SCHOOL**

**Planning Application:** 15/02486/R3C

**Proposal:** New modular unit housing school kitchen

**Location:** Birchfield Community Primary School, Birchfield Road, Yeovil, Somerset, BA21 5RL (GR: 356775-117439)

## **RECOMMEND APPROVAL**

### 9/16 **PLANNING DECISIONS**

#### **RESOLVED**

that the Planning Decisions be noted.

### 9/17 **CORRESPONDENCE**

There were no items of correspondence.

### 9/18 **FINANCIAL STATEMENT – FEBRUARY/MARCH 2015**

The Committee considered the financial statement for the period 1 February to 31 March 2015 (agenda item 9 refers).



**RESOLVED**

that the Financial Statement be noted.

Chairman

SF  
23/06/15