

## YEOVIL TOWN COUNCIL

**MINUTES** of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 3 June 2013**

(7.00pm to 8.45pm)

### **Present:**

Darren Shutler (Chairman)  
J Vincent Chainey  
Philip Chandler  
Dave Greene  
Andrew Kendall  
Mike Lock  
Manny Roper

### **Also Present:**

Alan Tawse – Town Clerk  
Andy Cato – Planning Team Leader (SSDC)

### 8/377 **MINUTES**

The Minutes of the previous meeting held on 22 May 2013, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

### 8/378 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Peter Brock, Kris Castle and Wes Read.

### 8/379 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Dave Greene and Andrew Kendall 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.

Darren Shutler declared a personal interest in planning application 13/01721/FUL (Reinstatement of fire damaged public house – Bell Inn, 207 Preston Road, Yeovil) by virtue of his friendship with the Landlord of the premises.

### 8/380 **PLANS LIST**

#### **1. Planning Application: 13/02023/FUL**

Site Address:	Land West Of Cooksons Orchard Preston Grove Yeovil
Ward :	Yeovil (South)

Proposal :	The erection of a 65 bedroom care home with associated landscaping, car parking and highway access. (GR 354517/116007)
Recommending Case Officer:	Andy Cato
Target date :	8th August 2013
Applicant :	Mr Steven Cavill & Mr Clive Brown
Type :	Major Other f/space 1,000 sq.m or 1 ha+

The Planning Team Leader indicated that both the drainage engineer and Wessex Water had no objection to the application and that the Somerset Wildlife Trust had no objections subject to the implementation of the consultant's report relating to wildlife interests.

He added that two objections had been received from the occupiers of neighbouring properties, one of whom had expressed concern at the height of the proposed building which was felt would be out of keeping with other properties in the area. The other objector had expressed concern at a potential increase in traffic and noise levels – including from shift workers.

Shaun Travers – agent for the applicant drew attention to the extant permissions for the site – which included the erection of 14 dwellings. He felt that the noise generated from traffic movements arising from the proposed development would be no greater than that created by the occupiers of the dwellings that were the subject of these extant permissions.

He also referred to plans to relocate an existing care home on Preston Road, which was no longer considered suitable for modern day caring and, being a listed building, was constrained in its future expansion. He added that by relocating the care home to a nearby location would enable existing staff to continue supporting the operation and the larger premises would enable local demands for additional places to be met. He concluded by indicating that the contemporary design of the proposed development would minimise its impact on the surround area.

During the ensuing discussion, reference was made to past problems that had been experienced in relation to flooding from the nearby Dodham Brook. However, the Planning Team Leader indicated that these problems had arisen as a result of a lack of maintenance and had now been resolved by the relevant landowners.

Attention was also drawn to the level of proposed car parking. However, it was indicated that this was considered sufficient given fact that it would be predominantly used by visitors and staff working at the establishment. The Planning Team Leader indicated that the applicant had submitted a travel plan and transport statement to the Highway Authority for comment – the results of which were awaited.

Reference was also made to the proximity of the site to the nearby AgustaWestland Airfield and some concern was expressed at whether the proposed height of the dwelling would interfere with the Airfield's operations.

The Planning Team Leader indicated that AgustaWestland had been consulted on the application and their response was awaited.

**RECOMMEND APPROVAL** subject to no adverse comments by the Highway Authority.

*(At this point Philip Chandler joined the meeting)*

**2. Planning Application: 13/01721/FUL**

Site Address:	Bell Inn 207 Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Reinstatement of fire damaged public house (GR 353759/116127)
Recommending Case Officer:	Andy Cato
Target date :	27th June 2013
Applicant :	Greene King Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Team Leader indicated that the Highway Authority had no objections to the application. He added that a single resident, who lived 40 metres from the proposed development, had objected to the development on the grounds of the potential noise nuisance from use of the outside smoking area and refrigeration units.

However, he pointed out no adverse comments had been received from residents living nearer the premises and that consultation were taking place with the agent and with the District Council Environmental Pollution Unit to investigate the scope for reducing the noise potential from these particular activities.

**RECOMMEND APPROVAL**

**3. Planning Application: 13/01909/FUL**

Site Address:	Picketty Witch 147 Ilchester Road Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of an ATM unit (GR 354793/117217)
Recommending Case Officer:	Jane Green
Target date :	10th July 2013
Applicant :	Tesco Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**4. Planning Application: 13/01920/FUL**

Site Address:	Picketty Witch 147 Ilchester Road Yeovil
Ward :	Yeovil (West)
Proposal :	The carrying out of minor exterior alterations to provide

	new shopfront (GR 354793/117217)
Recommending Case Officer:	Jane Green
Target date :	10th July 2013
Applicant :	Tesco Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**5. Planning Application: 13/01921/FUL**

Site Address:	Picketty Witch 147 Ilchester Road Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of 5 bollards (GR 354793/117217)
Recommending Case Officer:	Jane Green
Target date :	10th July 2013
Applicant :	Tesco Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL**

**6. Planning Application: 13/01922/FUL**

Site Address:	Picketty Witch 147 Ilchester Road Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of 3 No. air conditioning units and 2 No. fan condenser units to the rear of building (GR 354793/117217)
Recommending Case Officer:	Jane Green
Target date :	10th July 2013
Applicant :	Tesco Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

**RECOMMEND APPROVAL** subject to no adverse comments by the Environmental Protection Unit.

**7. Planning Application: 13/01873/R3D**

Site Address:	Land Adjoining Car Park Brunswick Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission to replace extant permission 10/01760/R3D for the erection of a single storey ranger centre to include office/kitchen/workshop/storage/education/meeting room/tea room and public toilet (GR 355471/115423)
Recommending Case Officer:	Andy Cato
Target date :	5th July 2013
Applicant :	Ms Katy Menday

Type :	Minor Other less than 1,000 sq.m or 1ha
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The Planning Team leader indicated that responses had now been received from the Highway Authority, the Drainage Engineer, the Environmental Protection Unit and the Landscape Architect none of whom had expressed an objection to the application.

He added that two representations had been received from members of the public one of whom had expressed an objection in view of the loss of the area of open space that would be taken up by the proposed development, which the objector felt should be located elsewhere. The other letter of representation was in support of the application which it was felt would be asset to Yeovil and should proceed.

Eugene Birchall, objector addressed the meeting on behalf of the Yeovil Country Park Watchdog organisation and drew attention to various allegations regarding the reasons put forward by the District Council for originally choosing the site within the Country Park for the proposed development, which it was noted had already been granted planning permission and was now the subject of a further application for a new planning consent to replace the extant permission.

During the ensuing discussion Members expressed their support for the proposal which it was felt would benefit a wide number of people living in the catchment area of the Country Park.

## **RECOMMEND APPROVAL**

### **8. Planning Application: 13/01774/FUL**

Site Address:	165 Larkhill Road Yeovil Somerset
Ward :	BRYMPTON
Proposal :	The erection of a two storey rear extension, conversion of existing dwelling into 3 No. apartments with associated parking and landscaping (GR 353952/116975)
Recommending Case Officer:	Simon Fox
Target date :	10th July 2013
Applicant :	Mr Liam Beasant
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Team Leader drew attention to the relationship of the proposed development to the property to the rear of the site, and the proposed rendering of the external walls. He also referred to the proposed car parking arrangements and the planned vehicular access to and from the adjoining highway.

Attention was also drawn to the design of the proposed dwelling, which would include a flat roof.

Whilst it was acknowledged that the property was located immediately next to the Yeovil Town boundary, it was felt that the proposal was out of scale with the existing property and not in keeping with the houses in the street, which

would result in unacceptable overlooking and an inappropriate car parking layout reversing in or out onto the road.

**NOTED**

**9. Planning Application: 13/01827/FUL**

Site Address:	153 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	External alterations and change of use of ground floor office to 1 No. residential unit. (GR 356597/116383)
Recommending Case Officer:	Andy Cato
Target date :	25th June 2013
Applicant :	Mr David Foot
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Team Leader indicated that the Environmental Protection Unit had no objection the application.

**RECOMMEND APPROVAL** subject to no adverse comments by the Highway Authority.

**10. Planning Application: 13/01929/FUL**

Site Address:	Land Rear Of 62 Fielding Road Fielding Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a pair of semi detached dwellinghouses (GR 356229/116669)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	9th July 2013
Applicant :	Mr I White
Type :	Minor Dwellings 1-9 site less than 1ha

**RECOMMEND APPROVAL** subject to no adverse comments by the Highway Authority.

**11. Planning Application: 13/02003/LBC**

Site Address:	Lloyds Tsb Bank Plc 9 High Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The display of 2 No. non illuminated sets of lettering, 1 No. non illuminated projecting sign, 1 No. non illuminated ATM header sign, 1 No. non illuminated nameplate, 1 No. non illuminated door signage and 1 No. non illuminated reverse vinyl sign. (GR 355641/115989)
Recommending Case Officer:	Jane Green
Target date :	12th July 2013

Applicant :	Lloyds Banking Group
Type :	Other LBC Alteration

**RECOMMEND APPROVAL** subject to no adverse comments by the Conservation Planner.

**12. Planning Application: 13/02019/FUL**

Site Address:	Albert Goodman Accountants Hendford Manor Hendford
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations to south west corner to include repair and reinstatement of retaining wall/steps, the installation of a gate and associated landscaping (Part retrospective) (GR 355432/115722)
Recommending Case Officer:	Simon Fox
Target date :	4th July 2013
Applicant :	Albert Goodman Accountants
Type :	Minor Offices less thn 1,000 sq.m or 1ha

**RECOMMEND APPROVAL** subject to no adverse comments by the Conservation Planner.

**13. Planning Application: 13/02022/LBC**

Site Address:	Albert Goodman Accountants Hendford Manor Hendford
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations to south west corner to include repair and reinstatement of retaining wall/steps, the installation of a gate and associated landscaping (Part implemented) (GR 355432/115722)
Recommending Case Officer:	Simon Fox
Target date :	4th July 2013
Applicant :	Albert Goodman Accountants
Type :	Other LBC Alteration

**RECOMMEND APPROVAL** subject to no adverse comments by the Conservation Planner.

**8/381 REPORT TABLE**

Application: 13/01804/FUL  
 Location: 41 Forest Hill, Yeovil  
 Proposal: Installation of a satellite dish on east elevation adj. Forest Hill

**RECOMMEND APPROVAL**

Application: 13/01923/ADV  
 Location: 147 Ilchester Road, Yeovil (Former Picketty Witch Public House)

Proposal: The display of 2 No. internally illuminated fascia signs, 1 No. externally illuminated gantry sign, 2 No. non illuminated entrance signs, 3 No. non illuminated welcome/goodbye signs and 3 No. non illuminated car parking signs

**RECOMMEND APPROVAL**

Application: 13/02002/ADV

Location: Lloyds TSB Bank, 9 High Street, Yeovil

Proposal: The display of 2 No. non illuminated sets of lettering, 1 No. non illuminated projecting sign, 1 No. non illuminated ATM header sign, 1 No. non illuminated nameplate, 1 No. non illuminated door signage and 1 No. non illuminated reverse vinyl sign

**RECOMMEND APPROVAL** subject to no adverse comments by the Conservation Planner.

8/382 **PLANNING DECISIONS**

**RESOLVED**

that the Planning Decisions be noted.

8/383 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

AT/LJ  
6/06/13