

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Wednesday 8 May 2013**

(7.00pm to 8.00pm)

Present:

Clive Davis (Chairman)
Martin Bailey
Mike Lock
Manny Roper
Darren Shutler

Also Present:

Anita Rogers-Ballanger – Assistant Town Clerk (Job Share)
Simon Fox – Planning Officer (SSDC)

8/363 **MINUTES**

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

8/364 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from J Vincent Chainey, Phillip Chandler and Andrew Kendall.

8/365 **DECLARATIONS OF INTEREST**

Cllr Clive Davis declared a personal interest in planning application 13/00114/FUL on account of knowing J Vickers, relation of the applicant.

Cllr Darren Shutler declared a personal interest in planning application 13/01361/FUL on account of having lived next to one of the objectors.

8/366 **PLANS LIST**

1. **Planning Application: 13/00114/FUL**

Site Address:	25 Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor from offices (Use Class B1) to residential/house of multiple occupation (Use Class C4) and the installation of replacement windows to side and rear (GR 355478/115805)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	28th May 2013

Applicant :	Mostly Property Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer advised that there had been no objections received so far in relation to the application.

The Applicant, Director and Secretary of Mostly Property Ltd Louise Ousey, addressed the Committee. She advised that permission had previously been in place from a prior application for works to Nos. 25 and 27 Hendford but that the current application related only to the ground floor of No. 25. The applicant advised that Mostly Property Ltd wished to maximise the use of the ground floor to a residential space as bathrooms and kitchens were already present. She confirmed that the offices of Mostly Property Ltd would remain in the building and that the ground floor conversion would not affect anyone working in the building.

The provision of parking and bin storage was discussed.

RECOMMENDED APPROVAL

2. Planning Application: 13/01140/FUL

Site Address:	2 Old Station Way Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of land to extension of residential curtilage and the erection of dwarf front boundary wall and railings (GR 356098/115800)
Recommending Case Officer:	Adrian Noon
Target date :	28th May 2013
Applicant :	ZeroC Holdings Ltd
Type :	Other Change Of Use

RECOMMENDED APPROVAL

3. Planning Application: 13/01191/FUL

Site Address:	Westfield Academy Stiby Road Yeovil
Ward :	Yeovil (West)
Proposal :	Replacement of existing redgra area with a synthetic multi use surface, replacement and extension of existing fencing with new 3.06m high fencing, and the installation of 8x12m high floodlight columns and lights (GR 354515/116820)
Recommending Case Officer:	Simon Fox
Target date :	14th June 2013
Applicant :	Westfield Academy
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer advised that the Highways Authority had no observations on the application. He further reported that an objection had been raised by a neighbour from Westfield Road. The objection was due to the anticipated impact on the residential amenity arising from the amount of floodlighting and

the potential level of disturbance in the evenings due to increased usage of the sports pitch.

A discussion regarding the size of the proposed floodlights and the methods available to mitigate the spill of light from them took place. The Planning Officer advised a report is awaited from Environmental Protection to see if the increased floodlighting would be classed as a Statutory Nuisance.

RECOMMENDED APPROVAL subject to a positive consultation response from Environmental Protection regarding the floodlighting.

4. Planning Application: 13/01207/FUL

Site Address:	39 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The installation of a replacement front door and surround with stained glass feature above door, the replacement of caps to driveway pillars and replacement rainwater goods (GR 354847/116343)
Recommending Case Officer:	Jacqui Churchill
Target date :	23rd May 2013
Applicant :	Mrs Rachel Young
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

5. Planning Application: 13/01308/FUL

Site Address:	73 Meadow Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey rear extension. (GR 357216/117106)
Recommending Case Officer:	Jacqui Churchill
Target date :	20th May 2013
Applicant :	Mr Richard Baudrey
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

6. Planning Application: 13/01361/FUL

Site Address:	110A Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations to include the installation of additional window and velux windows, conversion of existing garage to living accommodation and the erection of a detached garage (GR 355561/117380)
Recommending Case Officer:	Simon Fox
Target date :	7th June 2013
Applicant :	Mr Colin Rose
Type :	Other Householder - not a Change of Use

The Planning Officer advised that he had received an objection from a neighbour to the property who felt that the increased alterations would increase an already significant development and that there was already a large property in a small space.

Discussion on the merits of the application was held. The positioning and size of the detached garage was discussed.

RECOMMENDED REFUSAL on the grounds of overdevelopment due to the detached double garage.

7. Planning Application: 13/01478/FUL

Site Address:	38 Orchard Street Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to the rear of dwellinghouse (GR 354974/115877)
Recommending Case Officer:	Jacqui Churchill
Target date :	14th June 2013
Applicant :	Mr Todd
Type :	Other Householder - not a Change of Use

RECOMMENDED APPROVAL

8. Planning Application: 13/01504/FUL

Site Address:	Land Between 2 Sydling Road And Number 96 Rosebery Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	Erection of 2 No. One-Bedroom Apartments with associated new access and facilities (Renewal) (GR 356891/116887)
Recommending Case Officer:	Simon Fox
Target date :	4th June 2013
Applicant :	Mr R J Seward
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that an application was approved in 2011 and that this is a resubmission.

RECOMMENDED APPROVAL

9. Planning Application: 13/01558/FUL

Site Address:	Telford House The Park Yeovil
Ward :	Yeovil (Central)
Proposal :	Demolition of existing building and the erection of a mixed development comprising office accommodation and 14 No. residential apartments (GR 355478/116122)
Recommending Case Officer:	Simon Fox

Target date :	22nd July 2013
Applicant :	Berkeley Leisure Group Ltd
Type :	Major Dwlg 10 or more or site 0.5ha+

The Planning Officer advised no further updates had been received since the report was produced.

Mike Williams, Planning Adviser for Berkeley Leisure Group, addressed the Committee advising his long association with the building. He advised that despite the history of the building and its current good state of repair there were insurmountable difficulties with altering the existing layout into the proposed development. He further advised that marketing of the property as offices had been unsuccessful and Berkeley Leisure Group Ltd therefore sought to create a mix of offices and residential units similar to the development opposite. He felt that the height of the development would not dominate that development opposite and that parking provision had been made in the application.

A discussion on the merits of the application was held and the parking and access arrangements were discussed. The Committee noted the proximity of the development to The Armoury Public House and the possible noise disturbance.

RECOMMENDED APPROVAL subject to conditions being put in place to control the noise caused by the construction works.

10. Planning Application: 13/01573/R3D

Site Address:	34/34A Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the refurbishment of existing building to create 4 No. residential units (GR 355941/116417)
Recommending Case Officer:	Simon Fox
Target date :	13th June 2013
Applicant :	South Somerset District Council
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer advised that several plans had been received relating to this development but that this was a new specification. He advised that the Highways Authority had previously commented on a slightly different specification noting the insufficient parking.

A discussion regarding the parking provision and the available outside space for drying and bin storage took place. The limited parking was noted as was the previous use of the property as dwellings.

RECOMMENDED APPROVAL

11. Planning Application: 13/01651/FUL

Site Address:	Flat 3 91 Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The installation of replacement windows to second floor turret (Revised Application) (GR 355123/115202)

Recommending Case Officer:	Jane Green
Target date :	17th June 2013
Applicant :	Mr N Lambert
Type :	Other Householder - not a Change of Use

RECOMMENDED REFUSAL on the grounds that the proposed windows are not appropriate in a conservation area, based on the information available at the meeting.

8/367 **REPORT TABLE**

Application: 13/00914/FUL

Location: 35 Cedar Grove, Yeovil

Proposal: Alterations and the erection of a replacement garage - Amended plans received which reposition the garage back to give a 6 metre clearance from the highway limits to address County Highways concerns. Pedestrian door moved from side to rear of garage and an additional window on side (west elevation).

The Planning Officer advised that the resident of No.1 The Burroughes had raised an objection that the proposed door to the South side of the development would overlook the property. The Planning Officer advised that the site of the application is already elevated and so this alteration would not increase the amount by which the other property was overlooked.

RECOMMENDED APPROVAL

8/368 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

8/369 **CORRESPONDENCE**

There were no items of correspondence.

Chairman

ARB
9/5/13