

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on **Monday 12 May 2014**

(7.00pm to 7.55pm)

Present:

Darren Shutler – Chairman
Philip Chandler
Andrew Kendall
Wes Read

Also Present:

Manny Roper – East Ward Member
Helen Ferdinand – Assistant Town Clerk (Job Share)
Jane Green – Planning Assistant SSDC

8/543 **MINUTES**

The Minutes of the previous meeting held on 28 April 2014, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

8/544 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kris Castle, J Vincent Chainey, Dave Greene and Mike Lock.

8/545 **DECLARATIONS OF INTEREST**

Andrew Kendall and Wes Read 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.

8/546 **PLANS LIST**

1. **Planning Application: 14/01632/FUL**

Site Address:	Land Between 125 And 129 St Michaels Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of use of land and removal of verge to create parking area and the construction of a retaining wall

	(GR 356405/116813)
Recommending Case Officer:	Jane Green
Target date :	12th June 2014
Applicant :	Mr Ian Robson
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Assistant highlighted the main considerations of the case: the visual impact of removing the bank; the impact of noise and disturbance on neighbours; and the impact on highway safety in terms of whether there is sufficient space for turning and manoeuvring, and the intensification of use of the access. The Highways Authority had responded referring to Standing Advice.

Four nearby residents attended the meeting; two objected, and two supported the proposal to increase the parking but had significant concerns about the implementation of the scheme and who the parking spaces were intended for. The concerns they raised are as follows:

- the submitted plans show the solid white 'keep clear' line which would not stop cars being parked outside adjacent properties and therefore restrict visibility
- the 20mph speed limit on St Michael's Avenue is seldom adhered to
- St Michael's Avenue is busy at certain times of the day with parents and school children walking to the three schools in the vicinity
- query the position, height/length and strength of the retaining wall
- potential for the spaces to be let or sold
- additional traffic turning and manoeuvring is a real safety issue and an accident waiting to happen – should take opportunity to improve highway safety.

In response to questions relating to who will use the additional parking spaces, the Planning Assistant confirmed that it was the applicant that had stated that they are to be used by neighbouring householders and users of the Nursery. However, she emphasised that this was a civil matter and the allocation of the spaces could not be controlled by the Planning Authority. She also confirmed during the pre-application process, the Highways Authority had set out what was required in the event an application was made; all this information had not been provided.

A general discussion took place in respect of the issues raised, in particular the lack of clarification and information provided in respect of the retaining wall and highway safety issues.

RECOMMEND REFUSAL on the grounds of lack of information.

8/547 **REPORT TABLE**

Application No: 14/01324/ADV (adjacent parish)

Proposal: The display of 4 No. internally illuminated fascia signs

Location: Hobbycraft Unit 7B Houndstone Retail Park, Western Avenue

Application No: 14/01569/ADV (adjacent parish)

Proposal: The display of 2 No. internally illuminated signs (Retrospective)

Location: 99p Stores, Unit 7 Houndstone Retail Park, Western Avenue

Application No: 14/01378/ADV

Proposal: The display of 5 No. internally illuminated fascia signs, 1 No. externally illuminated house name letters and 1 No. internally illuminated post mounted menu unit and 3 No. internally illuminated awnings

Location: Beefeater and Premier Inn, Key Market House, Middle Street

Application No: 14/01551/ADV

Proposal: The display of 3 no. internally illuminated fascia signs and 1 no. externally illuminated entrance signboarding

Location: Pizza Hut, Yeo Leisure Park, Old Station Way, Yeovil

RESOLVED that the above advertisement applications be noted and supported.

Application No: 14/01625/ADV

Proposal: The display of 2 No. non illuminated pole signs, 2 No. internally illuminated totem signs, 1 No. non illuminated directional sign, 1 No. non illuminated freeze sign, 4 No. non illuminated digital pans, 2 No. non illuminated letterings, 1 No. internally illuminated fascia/lettering and 1 No. non illuminated fascia/letterings signs

Location: Mole Valley Farmers Ltd, Sherborne Road, Yeovil.

In response to a question concerning highway safety and motorists being distracted, the Planning Assistant confirmed that most of the proposed signs were to face the highway. She also explained the different signs being proposed and drew attention to the two internally illuminated totem poles which are 5m high and proposed to be located either side of the entrance.

RESOLVED that application be noted, but expressed concerns in respect of the size and height of the totems and pole signs.

8/548 **PLANNING DECISIONS**

The Assistant Town Clerk informed the Committee of a letter received from South Somerset District Council regarding the approval of application 14/00719/FUL – the conversion of former HMO onto two flats with alterations and rear ground floor infill extension at 106 Eastland Road, Yeovil. The application had been recommended for refusal by the Committee, but it had been approved by SSDC following a recommendation for approval by the Planning Officer and referral to the Ward Members and the Acting Chair of the Area South Planning Committee.

RESOLVED

that the Planning Decisions be noted.

8/549 **CORRESPONDENCE**

The Assistant Town Clerk informed the Committee that notification had been received regarding the submission of an appeal against the refusal of planning

permission for the erection of a two storey extension and alterations and relocation of garage at 115 Mudford Road (13/04831/FUL).

RESOLVED

that the matter be noted.

Chairman

HF/AL
15/05/14