



# Yeovil Town Council

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## Planning and Licensing Committee

The Meeting... **Planning and Licensing Committee**

The Time... **7.00pm**

The Date... **Monday 12 April 2010**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



*Alan Tawse*

Alan Tawse  
Town Clerk

06 April 2010

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Please contact Sarah Hunt at the Town House for more information about this meeting

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To: All Members of the Planning and Licensing  
Committee

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Andrew Kendall

Wes Read (Ex-officio)

David Recardo

## **A G E N D A**

**PUBLIC COMMENT** – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

1. **MINUTES**

To approve the Minutes of the previous meeting held on 29 March 2010.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

4. **PLANS LIST** (Pages 2 to 11)

5. **PLANNING DECISIONS** (Page 12)

6. **CORRESPONDENCE**

	<b>Application No</b>	<b>Proposal</b>	<b>Address</b>
1	10/00805/COU	Change of use of stable building in rear garden to be used for the preparation of school meals (Use Class B2) (GR 354512/116550)	3 Summerlands Yeovil Somerset
2	10/01001/FUL	Demolition of existing conservatory and the erection of a single storey rear extension to dwellinghouse. (GR 355842/117339)	114 Chelston Avenue Yeovil Somerset
3	10/01030/FUL	The erection of a single storey rear extension to dwelling (GR 354427/116194)	62A Preston Grove Yeovil Somerset

**PLANNING MEETING**  
**MONDAY 12 APRIL 2010**

**PLANS LIST**

The schedule of planning applications is attached.

The delegation agreement relating to planning applications between the District Council and the Town Council provides for the Town Council to receive written reports on applications in the Yeovil Town area, and those that are regarded as having a significant impact on this area. These reports include key considerations, which, in the opinion of the Area Planning Manager, are planning issues to which the Town Council should have regard in considering its views and making recommendations on each application.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to the level allocated to the application (as outlined in the extract from the District Council's Scheme of Delegation set out below\*) and to any views expressed by various consultees (including the Town Council) and District Council Ward Members.

**BACKGROUND PAPERS**

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

**HUMAN RIGHTS ACT 1998 ISSUES**

The determination of the applications which are the subject of reports in this Plans List are considered to involve the following human rights issues:-

1. Articles 8: Right to respect for private and family life

i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.

ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

3. The First Protocol

Article 1: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

## **\*APPLICATION LEVELS AS DEFINED IN THE DISTRICT COUNCIL SCHEME OF DELEGATION**

### **LEVEL 1 APPLICATIONS**

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control where the proposals lie within the development limits.

#### **1. Dwellings**

- 1-2 units (full) and less than 0.1 hectare (outline)

#### **2. Offices/R&D/Light Industry**

#### **3. Heavy Industry/Storage/Warehousing**

#### **4. Retail/Distribution/Servicing**

#### **5. All Other Minor Developments**

- Floorspace is less than 500 square metres and the site is less than a half hectare (applies to 2-5)

#### **6. Minor Change of Use (In line with policy)**

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control

#### **1. Householder**

- Householder developments are defined as those within the curtilage of residential property which require an application for planning permission and are not a change of use.

#### **2. Adverts**

#### **3. Listed Building Consents (Alterations)**

#### **4. Listed Building Consents (Demolitions)**

#### **5. Conservation Area Consents**

#### **6. Demolition of unlisted buildings in Con. Areas**

7. **Others** This category includes all decisions relating to:
- applications for Lawful Development Certificates for existing use (from July 1992); (**CLUEDs**)
  - applications for Lawful Development Certificates for proposed use (from July 1992); (**CLOPUDs**)
  - applications for Certificates of **Appropriate Alternative Development**;
  - notifications under:
    - **Circular 18/84** (Development by Government Departments); and
    - **Circular 14/90** (Overhead electric lines).
  - applications by the **British Coal Corporation** under Class A, Part 21 of the General Permitted Development Order 1995.
  - Telecom Notifications, any Tree Application, Agricultural Notifications, County Matters, Demolition Prior Approvals.

## LEVEL 2 APPLICATIONS

### 1. Dwellings

- More than 2 units (full) and more than 0.1 hectare (outline)

### 2. Offices/R&D/Light Industry

### 3. Heavy Industry/Storage/Warehousing

### 4. Retail/Distribution/Servicing

### 5. All Other Minor Developments

- Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)

### 6. Change of Use

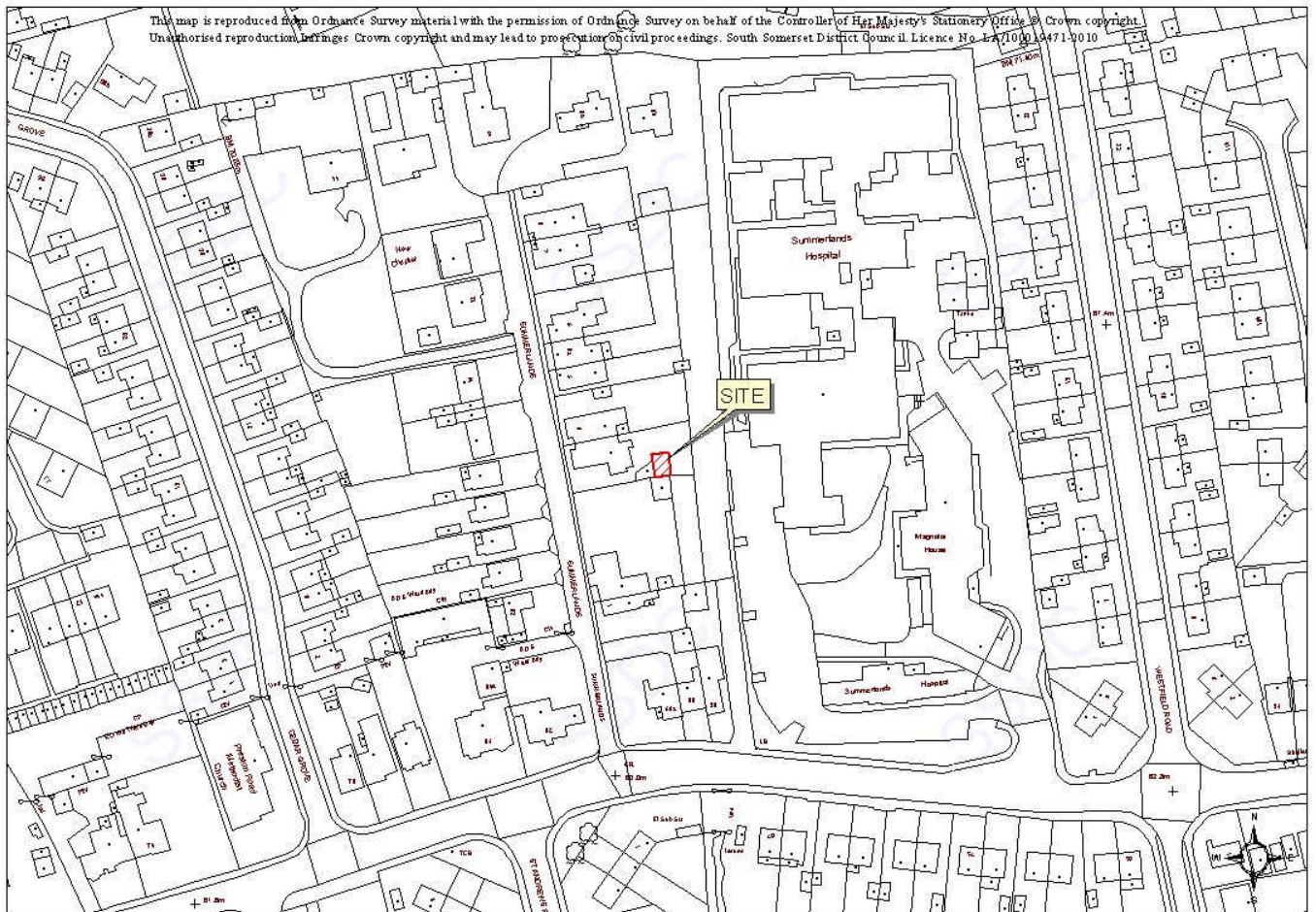
## LEVEL 3 APPLICATIONS

Level 3 applications are likely to be developments that because of the significance of their impact should always be determined by the relevant Area Committee (or Regulatory Board where necessary). Whether an application falls into the Level 3 category shall be decided by the Head of Development & Building Control in consultation with the relevant Area Chair.

### 1. Officer Report On Planning Application: 10/00805/COU

Site Address:	3 Summerlands Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Change of use of stable building in rear garden to be used for the preparation of school meals (Use Class B2) (GR 354512/116550)
Recommending Case Officer:	Sam Fox
Target date :	12th May 2010
Applicant :	Mrs L Mortimore
Type :	Other Change Of Use

## SITE DESCRIPTION AND PROPOSAL



The property is a semi-detached dwelling located on a no through road off Preston Road within the development area of Yeovil. The property benefits from a large stable building to the rear, off road parking to the front and an access track towards the rear of the site which appears to serve a number of dwellings. The surrounding properties are a mix of detached and semi detached two storey dwellings of varying design. The application seeks planning permission for the change of use of a stable building within the curtilage to be used for the preparation of school meals (Use Class B2).

### HISTORY

07/01884/FUL - The partial demolition of stable building and alterations to increase height of roof of remaining stable building. Application permitted with conditions.

### POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Regional Spatial Strategy  
Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development  
EN4 - The Built Environment

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)  
STR1 - Sustainable Development  
Policy 49

South Somerset Local Plan (Adopted April 2006)  
ST5 - General Principles of Development  
ST6 - The Quality of Development

#### CONSULTATIONS

SSDC Technical - No comments to date  
SCC Highways - No comments to date  
Environmental Protection - No comments to date

#### REPRESENTATIONS

Three neighbours have been notified and a site notice put up, no letters of representation have been received to date, consultation period ends 08 April 2010.

#### CONSIDERATIONS

The main considerations here are:

- Residential amenity
- Visual amenity
- Impact on the form and character of the existing dwellinghouse and the area

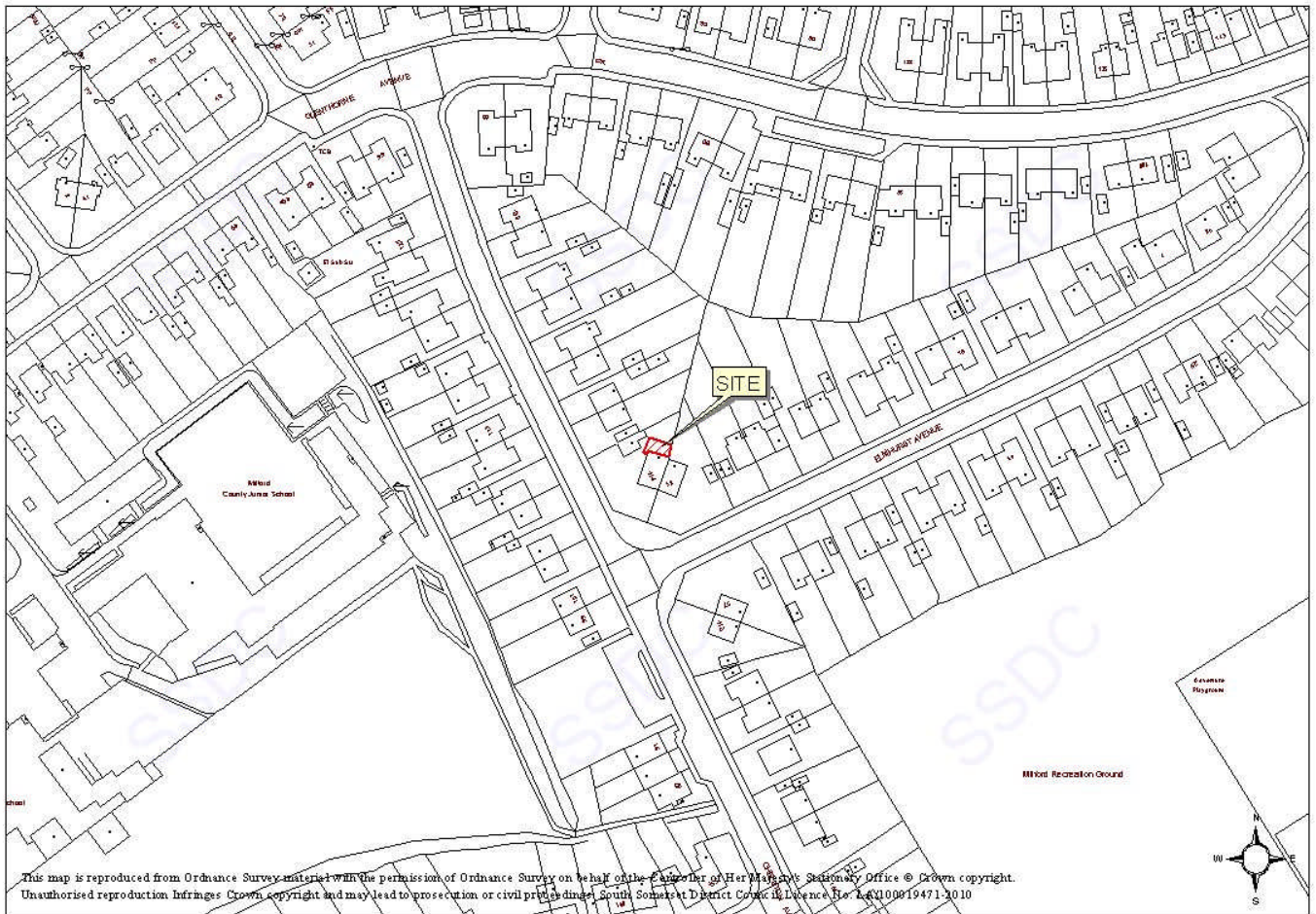
#### RECOMMENDATION

The observations of the Town Council are invited.

### **2. Officer Report On Planning Application: 10/01001/FUL**

Site Address:	114 Chelston Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Demolition of existing conservatory and the erection of a single storey rear extension to dwellinghouse. (GR 355842/117339)
Recommending Case Officer:	Sam Fox
Target date :	4th May 2010
Applicant :	Mr M Parker
Type :	Other Householder - not a Change of Use

#### SITE DESCRIPTION AND PROPOSAL



The property is a two storey semi-detached dwelling located on the corner of Chelston Avenue and Elmhurst Avenue and within the development area. The property sits in a fair sized corner plot and currently benefits from a detached garage and flat roof rear conservatory. The surrounding properties are of similar age and design. The proposal is for the demolition of the existing conservatory and the erection of a single storey rear extension. The proposed extension will be constructed from materials to match the main dwelling.

## HISTORY

None recent

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### Regional Spatial Strategy

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - The Built Environment

### Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)  
ST5 - General Principles of Development  
ST6 - The Quality of Development

#### CONSULTATIONS

SSDC Technical Services - Surface water disposal via soakaways  
SCC Highways - No observations

#### REPRESENTATIONS

Two neighbours have been notified, no letters of representation have been received.

#### CONSIDERATIONS

The main considerations here are:

- Residential amenity
- Visual amenity
- Impact on the form and character of the existing dwellinghouse and the area

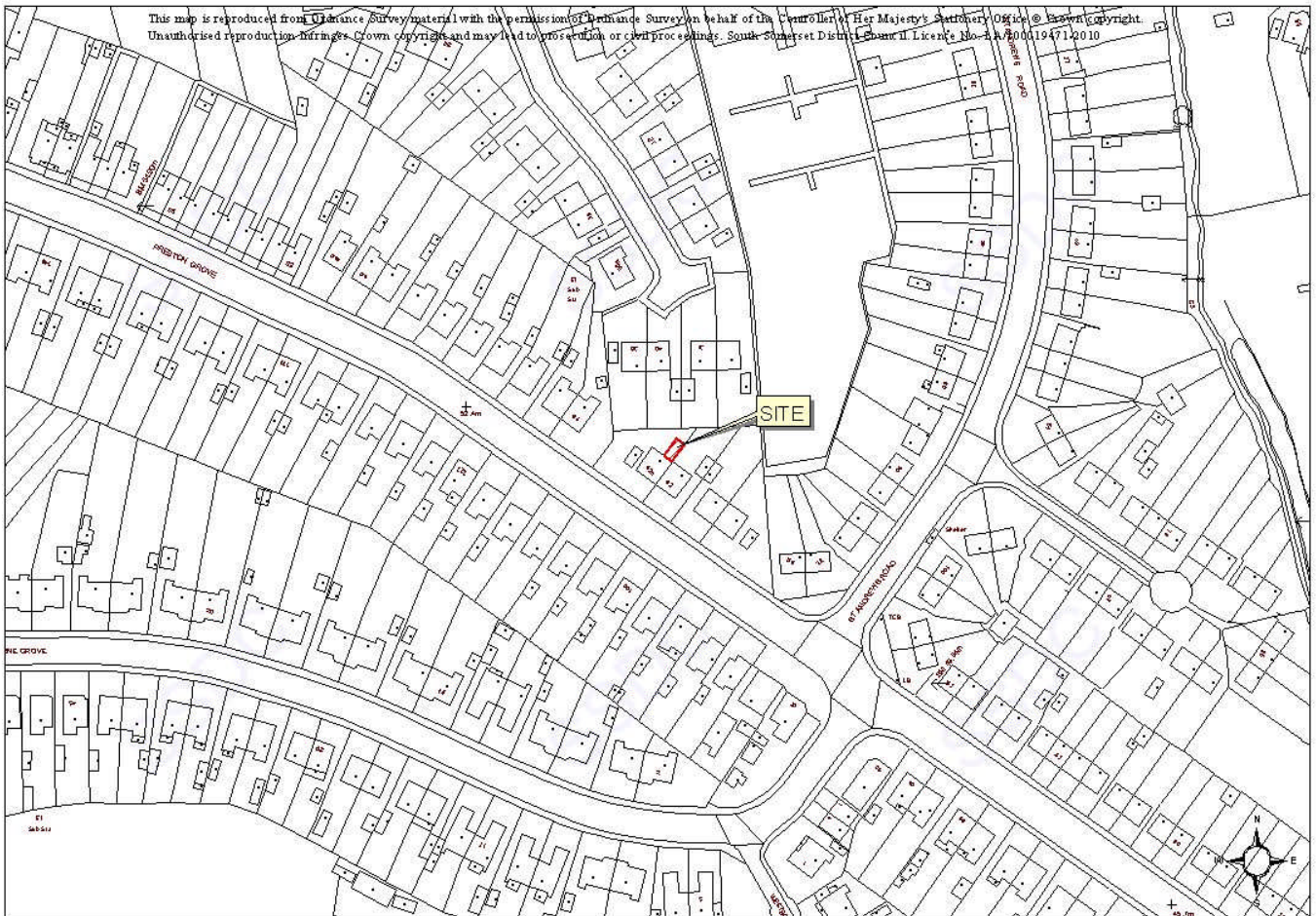
#### RECOMMENDATION

The observations of the Town Council are invited

### **3. Officer Report On Planning Application: 10/01030/FUL**

Site Address:	62A Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwelling (GR 354427/116194)
Recommending Case Officer:	Jane Green
Target date :	5th May 2010
Applicant :	Mr And Mrs Paul Higgins
Type :	Other Householder - not a Change of Use

#### SITE DESCRIPTION AND PROPOSAL



62A Preston Grove is a two storey, semi detached dwellinghouse built of red brick under a double roman tiled roof. This property is set a little lower than the properties located to the rear. Located in the residential area of Preston Grove, the site lies within the development limits of Yeovil. The immediate properties are also two-storey semi-detached properties and opposite are mainly detached properties.

The application seeks permission for the erection of a single storey extension to the rear of the property. Sited close to the boundary, its depth will measure 3.7 metres and its height will measure 2.3 metres to the eaves and 3.35 metres to the ridge. Proposed is one window to the rear elevation and 2 windows and French windows to the side elevation facing into the garden area to the north west.

## HISTORY

None

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

## Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 (Expressing the Vision)

VIS2 (Principles for Future Development)

Somerset and Exmoor National Park Joint Structure Plan  
STR1 (Sustainable Development)

South Somerset Local Plan (Adopted April 2006)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

#### CONSULTATIONS

SDDC Technical - No comment  
SCC Highways – No observations

#### REPRESENTATIONS

5 neighbours notified, no representations received to date

#### CONSIDERATIONS

Residential amenity

Visual amenity

The impact the extension may have on the form and character of the existing dwellinghouse

#### RECOMMENDATION

The views of the Town Council are invited

## PLANNING DECISIONS

09/02958/HZM Application to store and use very toxic and toxic substances in support of the company's manufacturing process at Westland Helicopters Lysander Road Yeovil Somerset BA20 2AZ. Applicant Mr William David Lee.

**APPROVED** subject to conditions.

09/04971/FUL Alterations and the erection of extensions to nursing home at Ivelhurst Care Home 27 Preston Road Yeovil Somerset BA21 3AD. Applicant Mr P White.

**APPROVED** subject to conditions.

09/04977/FUL The erection a dwelling and replacement single garage for existing dwelling at 110 Mudford Road Yeovil Somerset BA21 4AL. Applicant Mr Colin Rose.

**APPLICATION WITHDRAWN**

10/00237/FUL Proposed two-storey in-filling extension to rear of dwelling at 6 Camborne Street Yeovil Somerset BA21 5DF. Applicant Mr and Mrs Coates.

**APPLICATION WITHDRAWN**

10/00318/FUL Alterations and the erection of an extension to bungalow to include raising of roof to form additional accommodation at 32 Sandhurst Road Yeovil Somerset BA20 2LE.

**APPROVED** subject to conditions

10/00504/FUL The erection of a new dwelling and the formation of associated parking spaces at 20 Greenhill Road Yeovil Somerset BA21 5NB. Applicant Mr John Ford.

**APPROVED** subject to conditions

### Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.