



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Tuesday 14 April 2009**

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 2009

Please contact Sally Bing at the Town House for more information about this meeting

To: All Members of the Planning and Licensing
Committee

J Vincent Chainey

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Tom Parsley

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 30 March 2009.

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 27)

5. **PLANNING DECISIONS** (Page 28)

6. **CORRESPONDENCE**

7. **TOWN AND COUNTRY PLANNING ACT 1990**
THE RETENTION OF TEMPORARY UNIT E.684 AT PEN MILL INFANTS
SCHOOL, ST MICHAELS AVENUE, YEOVIL, SOMERSET, BA21 4LD
(GR:356575 – 116513)
REFERENCE: 09/01269/R3C

To consider the above application (design and access statement attached at page 29).

	Application No	Proposal	Address
1	09/00227/ADV	The display of a non-illuminated projecting sign (revised application) (GR 355554/116094)	Princes Street Dental Practice 45 Princes Street Yeovil
2	09/00228/LBC	The display of a non-illuminated projecting sign (revised application) (GR 355554/116094)	Princes Street Dental Practice 45 Princes Street Yeovil
3	09/00524/FUL	The erection of a two storey rear extension to dwellinghouse (GR 354967/117441)	74 Marsh Lane Yeovil Somerset
4	09/00583/FUL	The erection of a single storey extension to dwelling (GR 355562/116651)	46 Kenmore Drive Yeovil Somerset
5	09/00708/FUL	Demolition of existing temporary classroom and the erection of a classroom extension (GR 354145/114998)	Holy Trinity Church Of England Va Primary School Lime Tree Avenue Yeovil
6	09/00780/FUL	The removal of canopy and garage door to rear of premises (GR 355554/116097)	47 Princes Street Yeovil Somerset
7	09/00782/LBC	The removal of canopy and garage door to rear of premises (GR 355554/116097)	47 Princes Street Yeovil Somerset
8	09/00881/ADV	The display of an internally illuminated fascia sign, a non-illuminated fascia sign and an internally illuminated projecting sign (GR 355896/115954)	49 Middle Street Yeovil Somerset
9	09/00882/FUL	The installation of new entrance doors (GR 355896/115954)	49 Middle Street Yeovil Somerset
10	09/00938/R3D	Continued temporary use of land as a car park (GR 355947/115850)	Former Box Factory South Street Yeovil

PLANNING MEETING
Tuesday 14 APRIL 2009

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

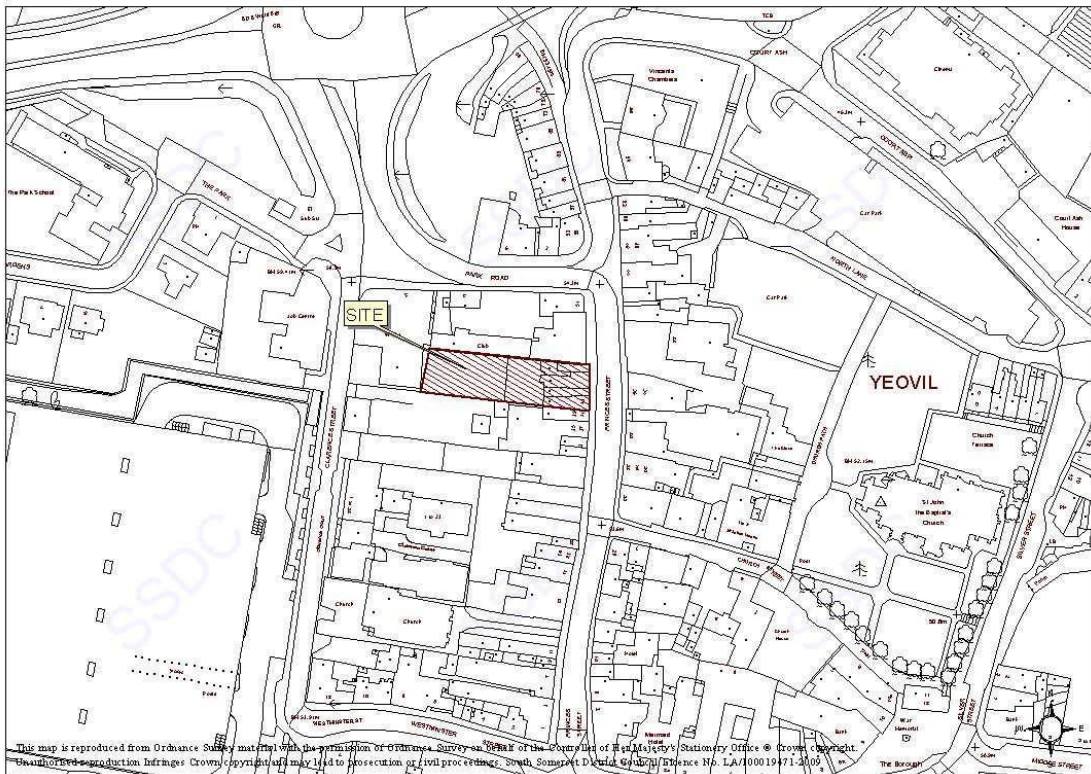
LEVEL 3 APPLICATIONS

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: 09/00227/ADV

Site Address:	Princes Street Dental Practice 45 Princes Street Yeovil
Ward :	Yeovil (Central)
Proposal :	<i>The display of a non-illuminated projecting sign (revised application) (GR 35554/116094)</i>
Recommending Case Officer:	Jane Green
Target date :	11th May 2009
Applicant :	Mr M Hampson
Type :	Other Advertisement

SITE DESCRIPTION AND PROPOSAL



As per the above report for listed building consent this application for consent to display an advertisement has the same considerations with the addition of its affect on public safety.

HISTORY

08/03472/ADV: The display of a non-illuminated projecting sign. Application refused. December 2008

08/04445/LBC: The display of a non-illuminated projecting sign. Application refused. December 2008

07/02029/FUL: Minor alterations to ground floor rear elevation to include lobby to external toilet and renewal of lean-to roof covering. Application permitted with conditions. May 2007

98/01286/LBC: The carrying out of minor alterations to north, east and west elevations of premises. Application refused. August 1998

860146: The display of an internally illuminated double sided box sign. Application refused. March 1986

860103: The display of an internally illuminated double sided box sign. Application refused. March 1986

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)

EN3 (The Historic Environment)

EN4 (Quality in the Built Environment)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

Policy 9 (The Built Historic Environment)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

MS7 (The Control of Advertisements)

EH1 (Conservation Areas)

EH5 (Development proposals Affecting the Setting of Listed Buildings)

PPG 15 (Planning and the Historic Environment)

PPG 19 (Outdoor Advertisement Control)

South Somerset District Council's Supplementary Planning Guidance - The Design of Shopfronts Signs and Security Measures

CONSULTATIONS

SSDC Technical - No comment

REPRESENTATIONS

Site notices erected, no representations received to date.

CONSIDERATIONS

Is the sign in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number?

Does the sign have an adverse impact on the character, setting or appearance or view in or out of the conservation area?

Does the sign have an adverse impact on the setting or appearance of the Grade II listed building?

Does the sign prejudice public safety?

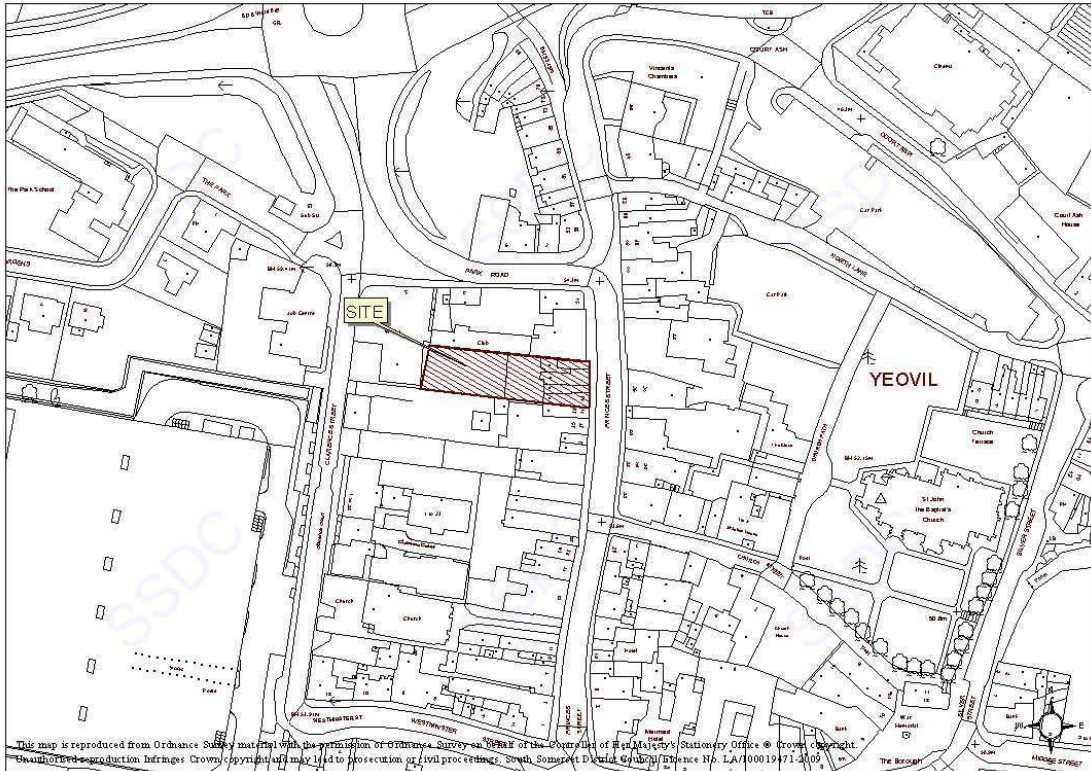
RECOMMENDATION

The comments of the Town Council are invited.

2. Officer Report On Planning Application: 09/00228/LBC

Site Address:	Princes Street Dental Practice 45 Princes Street Yeovil
Ward :	Yeovil (Central)
Proposal :	<i>The display of a non-illuminated projecting sign (revised application) (GR 355554/116094)</i>
Recommending Case Officer:	Jane Green
Target date :	11th May 2009
Applicant :	Mr M Hampson
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



This application and the following advertisement consent are revised applications seeking permission to display one non-illuminated projecting sign. Previously refused due to the adverse impact on the listed building, the sign has now been re-sited away from the ornate street fronting access door, to the right of the building at first floor level. The proposed sign will be painted wood and fixed with a metal bracket.

The property is a three storey terraced commercial premises which is ham stone with white painted timber windows. The ground floor is currently used as hairdressers on one side and a pet shop on the other. The neighbouring properties are of similar style, tending to be commercial retail units on the ground floor with residential and office

space on the first and second floors. The property is a grade II listed building located within the development and conservation areas of Yeovil.

HISTORY

08/03472/ADV: The display of a non-illuminated projecting sign. Application refused. December 2008

08/04445/LBC: The display of a non-illuminated projecting sign. Application refused. December 2008

07/02029/FUL: Minor alterations to ground floor rear elevation to include lobby to external toilet and renewal of lean-to roof covering. Application permitted with conditions. May 2007

98/01286/LBC: The carrying out of minor alterations to north, east and west elevations of premises. Application refused. August 1998

860146: The display of an internally illuminated double sided box sign. Application refused. March 1986

860103: The display of an internally illuminated double sided box sign. Application refused. March 1986

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)

EN3 (The Historic Environment)

EN4 (Quality in the Built Environment)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

Policy 9 (The Built Historic Environment)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

MS7 (The Control of Advertisements)

EH1 (Conservation Areas)

EH5 (Development proposals Affecting the Setting of Listed Buildings)

PPG 15 (Planning and the Historic Environment)

PPG 19 (Outdoor Advertisement Control)

South Somerset District Council's Supplementary Planning Guidance - The Design of Shopfronts Signs and Security Measures

CONSULTATIONS

SSDC Technical - No comment

REPRESENTATIONS

Site notices erected, no representations received to date.

CONSIDERATIONS

- Is the sign in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number?
- Does the sign have an adverse impact on the character, setting or appearance or view in or out of the conservation area?
- Does the sign have an adverse impact on the setting or appearance of the Grade II listed building?

RECOMMENDATION

The comments of the Town Council are invited.

3. Officer Report On Planning Application: 09/00524/FUL

Site Address:	74 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	<i>The erection of a two storey rear extension to dwellinghouse (GR 354967/117441)</i>
Recommending Case Officer:	
Target date :	5th May 2009
Applicant :	Mr C Holley
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



This application seeks planning permission for the erection of a two storey rear extension to a dwellinghouse located on Marsh Lane, within the development limits of Yeovil. The property is a chalet bungalow, which has bedrooms in the roof space constructed of block and render. The proposal is for a two storey extension to the rear and the addition of three dormer windows which will provide further living accommodation in the roof space.

At present the property has a cat slide roof, which when extended a further 6.2 metres will create a half hip that will reflect the roof to the front. The proposed extension will measure approximately 8.6 metres wide, 3.9 metres deep and 8.1 metres high (to the ridge). The materials proposed are block and render, UPVC windows and doors and roof tiles, all to match the existing dwelling.

HISTORY

No recent history

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:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

CONSULTATIONS

Highways: No Observations

Area Engineer: Surface water disposal via soakaways

REPRESENTATIONS

Four Neighbours were notified, no representations have been received to date.

CONSIDERATIONS

In this case the main issues are considered to be

The effect on residential amenity of occupiers of adjoining properties.

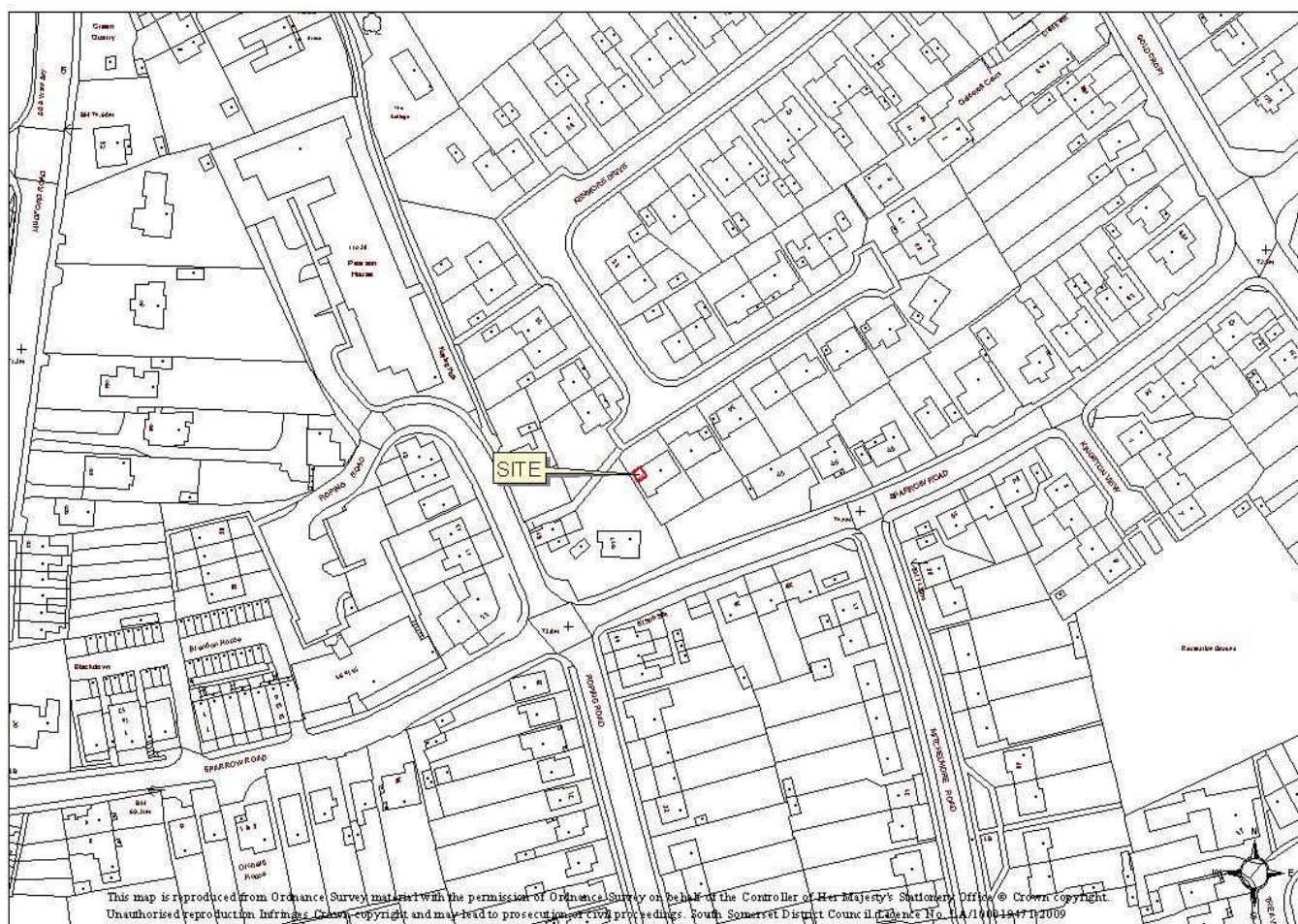
The effect of the proposal on the form, character and setting of the locality.

The observations of the Town Council are invited.

4. Officer Report On Planning Application: 09/00583/FUL

Site Address:	46 Kenmore Drive Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The erection of a single storey extension to dwelling (GR 355562/116651)</i>
Recommending Cas Officer:	Sam Fox
Target date :	27th April 2009
Applicant :	Mr Peter Curwen
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The property is a modest detached bungalow set in a corner plot on Kenmore Drive within the development area of Yeovil. The surrounding properties are a mixture of detached and semi-detached houses and bungalows of similar age and style. The property is of red brick construction with white UPVC windows and doors under a tiled roof. The property currently benefits from a small front garden with parking space, an attached lean to carport and single garage on the southwest elevation and a modest garden to the rear.

The proposal is for the erection of a single storey extension to the southwest elevation to provide a dining room. The proposed extension will be positioned where the carport is currently situated. Further internal alterations will convert the garage into a hobby room. The proposal will be constructed from materials to match the existing dwelling with a flat roof in line with the garage.

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,

Relevant Development Plan Documents
Regional Spatial Strategy:
VIS1- Expressing the Vision
VIS2- Principles for Future Development
EN4- Quality in the Built Environment

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

SSDC Technical Services - No comment
SCC Highways - As proposal will result in loss of parking request an amended plan to show parking layout for two vehicles.

REPRESENTATIONS

Six neighbours were notified, no comments received.

CONSIDERATIONS

In this case the main issues to be considered are;
Impact of form, character and setting of area
Impact on residential amenity

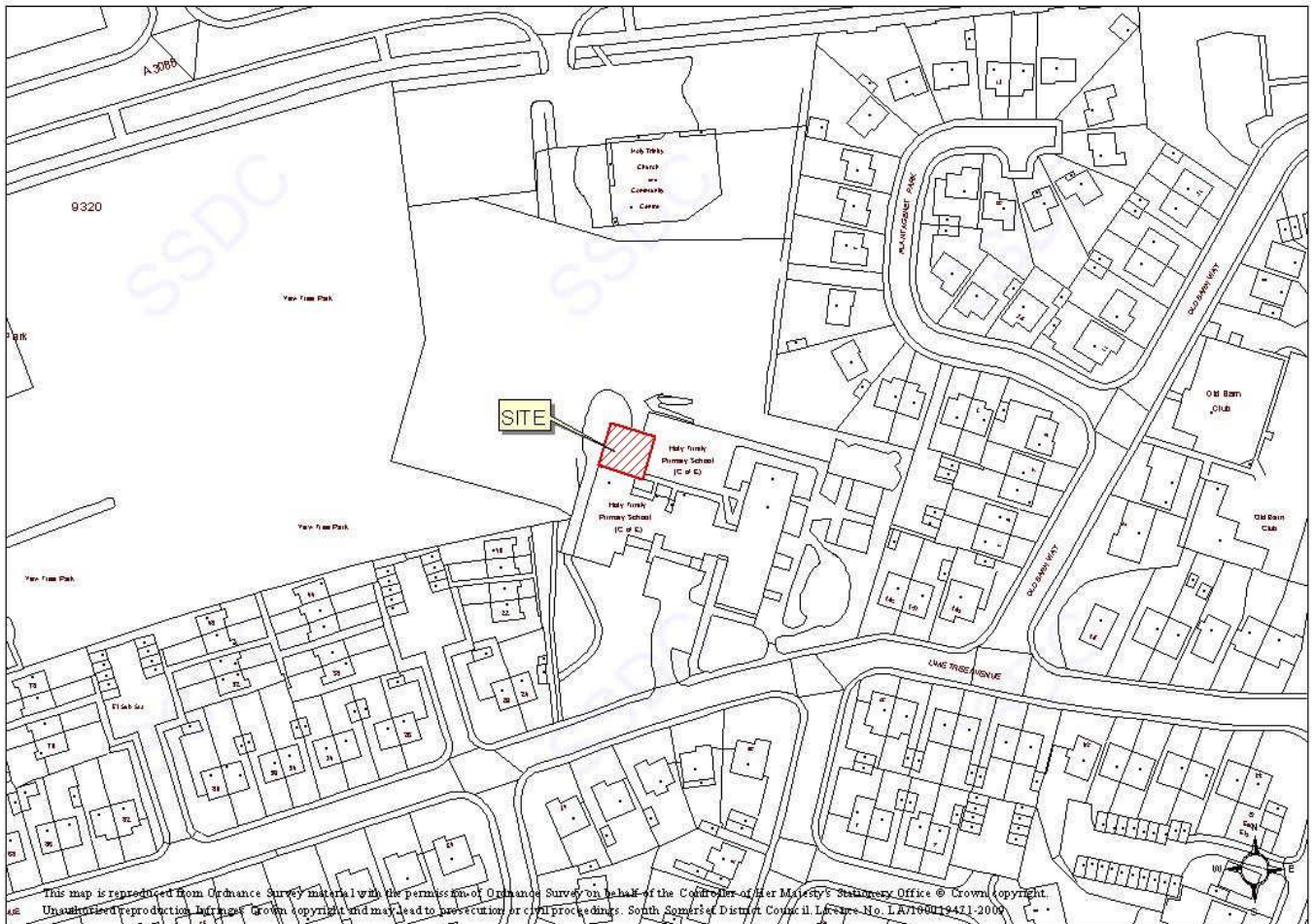
RECOMMENDATION

The observations of the town council are invited

5. Officer Report On Planning Application: 09/00708/FUL

Site Address:	Holy Trinity Church Of England Va Primary School Lime Tree Avenue Yeovil
Ward :	Yeovil (South)
Proposal :	<i>Demolition of existing temporary classroom and the erection of a classroom extension (GR 354145/114998)</i>
Recommending Case Officer:	Diana Watts
Target date :	27th April 2009
Applicant :	The Board Of Governors
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Holy Trinity Church of England Primary School is situated off Lime Tree Avenue in a residential area .

This application seeks planning permission for the erection of a single storey classroom extension (112 sqm) at the rear of the school.

A Design and Access Statement has been submitted to support and explain the proposal :

- will replace temporary building which has reached the end of its useful life
- materials and architectural styling to replicate existing building
- there are no traffic implications as the proposal has been brought about by the requirement to replace a deteriorating temporary structure

HISTORY

Various alterations and extensions approved

Last application was for an extension to staffroom - approved 2005 (05/00400/FUL)

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:
VIS 1 - Expressing the Vision
VIS 2 - Principles for Future development
EN4 - Quality of 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

County Highway Authority - no observations

SSDC Technical: no comment

REPRESENTATIONS

Neighbouring properties have been notified but no comments have been received to date.

CONSIDERATIONS

In this case the main issues to be considered are;

1. Visual impact
2. Highway safety
3. Residential amenity

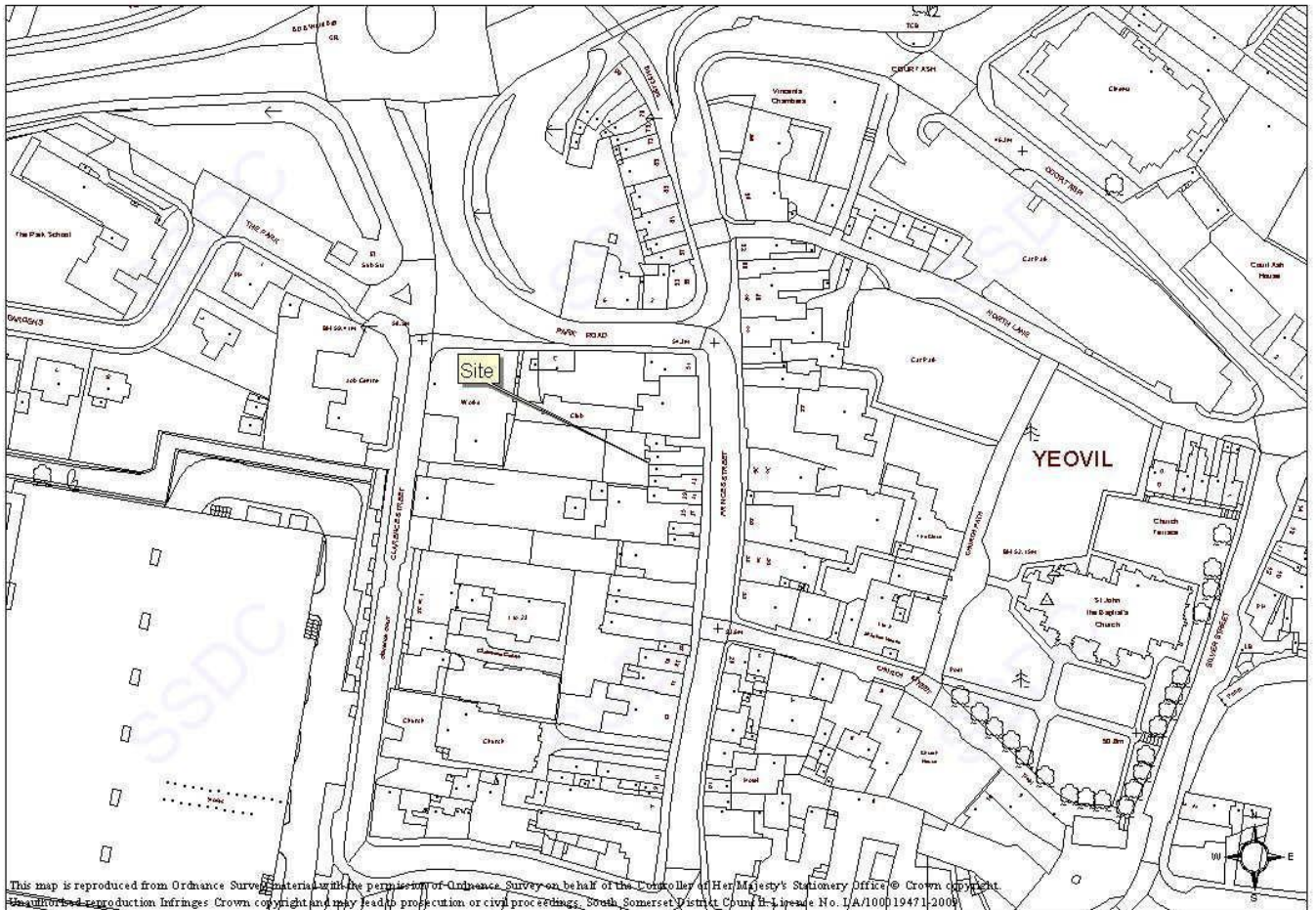
RECOMMENDATION

The views of the Town Council are invited.

6. Officer Report On Planning Application: 09/00780/FUL

Site Address:	47 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The removal of canopy and garage door to rear of premises (GR 355554/116097)</i>
Recommending Case Officer:	Diana Watts
Target date :	1st May 2009
Applicant :	Mr A Ashfield
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This is an application seeking planning permission for minor alterations to the ground floor of rear elevation to include the removal of a small lean-to extension with part corrugated sheet and part glazed panel roof and the steel up and over garage door within. The property is a grade 2 listed three-storey end of terrace commercial premises, located within a Conservation Area on the western side of Princes Street.

The property is in the town Centre and therefore there are no residential properties, unless there are flats above the commercial premises. There are numerous Listed properties in the area, mainly to the South and the northeast of the site.

HISTORY

98/01286/LBC: the carrying out of minor alterations to North, east and west elevations of premises - refused 19/08/98

91/02823/LBC: the partial demolition of chimneystack on north elevation - Refused 14/08/91

07/02029/FUL and 07/01604/LBC: minor alterations including lobby to external toilet and renewal of lean-to roof covering.

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:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

EN3 Historic Environment

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy 9 - the Built historic Environment

South Somerset Local Plan (Adopted April 2006):

Policy ST6 - The Quality of Development

Policy EH1 - Conservation Area

Policy EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings

Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings.

PPG 15 - Planning and the Historic Environment

CONSULTATIONS

Highways - no observations

Area Engineer - no comment

Conservation Officer - no objection

REPRESENTATIONS

Neighbours have been notified and a site notice posted. No comments have been received at time of writing this report.

CONSIDERATIONS

The sole issue in this case is whether or not the alterations would safeguard the character and appearance of the listed building and the Conservation Area.

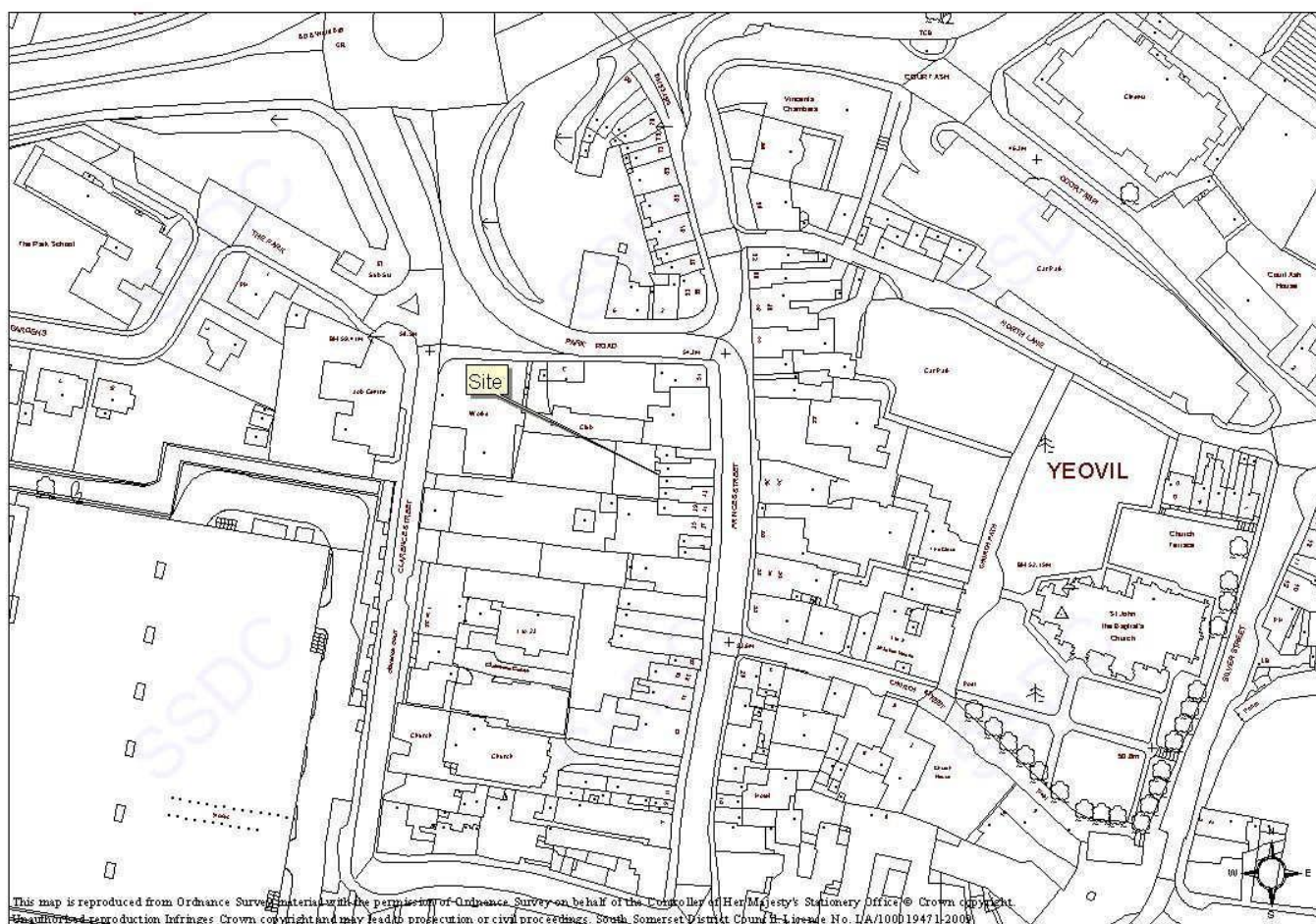
RECOMMENDATION

Yeovil Town Council's comments are invited

7. Officer Report On Planning Application: 09/00782/LBC

Site Address:	47 Princes Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The removal of canopy and garage door to rear of premises (GR 355554/116097)</i>
Recommending Case Officer:	Diana Watts
Target date :	1st May 2009
Applicant :	Mr A Ashfield
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



This is an application seeking listed building consent for minor alterations to the ground floor of rear elevation to include the removal of a small lean-to extension with part corrugated sheet and part glazed panel roof and the steel up and over garage door within. The property is a grade 2 listed three-storey end of terrace commercial premises, located within a Conservation Area on the western side of Princes Street.

The property is in the town Centre and therefore there are no residential properties, unless there are flats above the commercial premises. There are numerous Listed properties in the area, mainly to the South and the northeast of the site.

HISTORY

98/01286/LBC: the carrying out of minor alterations to North, east and west elevations of premises - refused 19/08/98

91/02823/LBC: the partial demolition of chimneystack on north elevation - Refused 14/08/91

07/02029/FUL and 07/01604/LBC : minor alterations including lobby to external toilet and renewal of lean-to roof covering.

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building

or its setting or any features of special architectural or historic interest which it possesses'

PPG 15: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPG 15

Relevant Development Plan Documents:

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

EN3 Historic Environment

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy 9 - the Built historic Environment

South Somerset Local Plan (Adopted April 2006):

Policy ST6 - The Quality of Development

Policy EH1 - Conservation Area

Policy EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings

Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings.

CONSULTATIONS

Highways - no observations

Area Engineer - no comment

Conservation Officer - no objection

REPRESENTATIONS

Neighbours have been notified and a site notice posted. No comments have been received at time of writing this report.

CONSIDERATIONS

The sole issue in this case is whether or not the alterations would safeguard the character and appearance of the listed building and the Conservation Area.

RECOMMENDATION

Yeovil Town Council's comments are invited

8. Officer Report On Planning Application: 09/00881/ADV

Site Address:	49 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The display of an internally illuminated fascia sign, a non-illuminated fascia sign and an internally illuminated projecting sign (GR 355896/115954)</i>
Recommending Case Officer:	
Target date :	5th May 2009
Applicant :	Mr C Bradley
Type :	Other Advertisement

SITE DESCRIPTION AND PROPOSAL



The site is within the development area of Yeovil.

Permission is being sought to erect an illuminated fascia sign to the shopfront, a non-illuminated fascia sign to the rear yard and an internally illuminated projecting to front elevation.

HISTORY

05/00383/FUL - The installation of a new shop front - Application permitted with conditions - 31/3/05

05/00382/ADV - The display of a non illuminated fascia sign - Application permitted with conditions - 4/3/05

09/00881/ADV - The display of an internally illuminated fascia sign, a non-illuminated fascia sign and an internally illuminated projecting sign - Pending consideration.

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

VIS2

EN4

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)

MS7 (Control of Advertisements)

Supplementary Planning Guidance - The Design of Shopfronts- Signs and Security Measures SSDC

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Council - Highways - "No observations"

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

- Effect upon highway safety
- Effect upon visual amenity.

Policy MS7

"Permission for the display of advertisements, signs and notice boards, including on shopfronts, will be permitted where they:

- Are in keeping with the character of the surrounding area in terms of siting, design, materials, illumination, scale and number; and

- Do not prejudice public safety.

Advertisements including internally illuminated projecting or fascia signs, that would have an adverse impact upon the setting, character or appearance or views in or out of conservation areas or the setting, character or appearance of outstanding heritage settlements, listed buildings or designated landscape areas, will not be permitted.

Outside development areas roadside advertisements and illuminated signs will only be permitted in exceptional circumstances."

The comments of Yeovil Town Council are invited.

9. Officer Report On Planning Application: 09/00882/FUL

Site Address:	49 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The installation of new entrance doors (GR 355896/115954)</i>
Recommending Case Officer:	
Target date :	5th May 2009
Applicant :	Mr C Bradley
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The site is within the development area of Yeovil.

Permission is being sought to alter the existing roller shutter doorway to a new pair of double doors. The doors will be aluminium and finished in red.

HISTORY

05/00383/FUL - The installation of a new shop front - Application permitted with conditions - 31/3/05

05/00382/ADV - The display of a non illuminated fascia sign - Application permitted with conditions - 4/3/05

09/00881/ADV - The display of an internally illuminated fascia sign, a non-illuminated fascia sign and an internally illuminated projecting sign - Pending consideration.

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

VIS2

EN4

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (Quality of Development)

Supplementary Planning Guidance - The Design of Shopfronts- Signs and Security Measures SSDC

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Council - Highways - "No observations"

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

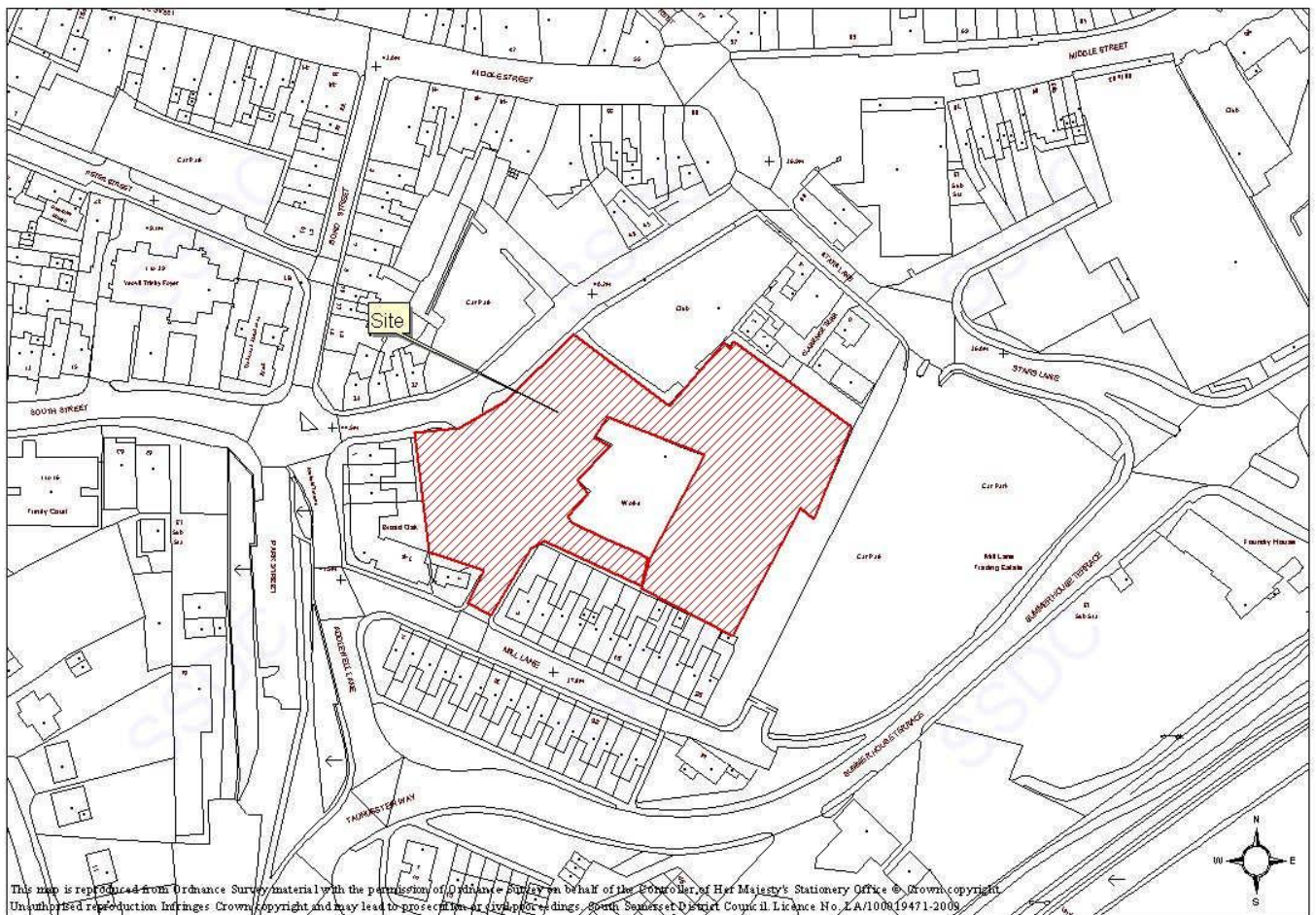
- Effect upon streetscene
- Effect upon visual amenity.

The comments of Yeovil Town Council are invited.

10. Officer Report On Planning Application: 09/00938/R3D

Site Address:	Former Box Factory South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	<i>Continued temporary use of land as a car park (GR 355947/115850)</i>
Recommending Cas Officer:	
Target date :	4th May 2009
Applicant :	South Somerset District Council
Type :	Non PS1 and PS2 return applications

SITE DESCRIPTION AND PROPOSAL



The application is seeking planning permission for the continued use of land as a car park at the former Box Factory at South Street Yeovil. The site rests towards the rear

of the bingo hall with access of South Street. The surroundings are mixed use and predominantly residential. Visible from the highway and public amenity the site forms part of a large open space adjacent the Town Centre within the development area of Yeovil. The site is a former box factory currently used as a car park.

South Somerset District Council owns the site and it is proposed to retain the use as a car park.

It was originally intended that this car parking would be available during the period of construction of the Yeo Leisure Centre. This development is now complete and the new car park operational, but this temporary car park remains well used. The car park has vehicular and pedestrian access from South Street in tarmac, with a temporary scalping and existing concrete surface on the main car park area. There is a close-boarded perimeter fencing to boundaries with properties in Mill Lane, Woodland Grove and Harfield Terrace. Some car park lighting has been provided.

Existing party boundary walls remain in situ and the existing perimeter boundary stonewalls remain to a height of 1 metre above finished car park levels.

HISTORY

00/01515/R3D (Regulation 3 District) - The construction of a new vehicular access and the formation of a temporary public car park and associated works (GR 355/115) - Reg3/4 District - permitted with conds - 10/10/2000

02/00218/R3D (Regulation 3 District) - The continued use of land as a temporary car park (GR 559/158) - Application permitted with conditions - 12/04/2002

03/02574/R3D (Regulation 3 District) - The continued use of land as a temporary car park (GR355947/115850) - Application permitted with conditions - 26/11/2003

05/00660/R3D (Regulation 3 District) - Temporary renewal of use of existing car park (GR355947/115850) - Reg3/4 District - permitted with conds - 07/09/2005

07/03347/R3D (Regulation 3 District) - Continued temporary use of land as a car park (GR 355947/115850) - Reg3/4 District - permitted with conds -10/07/2008

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

VIS2

EN4

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

STR4 (Development in Towns)
Policy 48 (Access and Parking)
Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)
ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (Quality of Development)
TP6 (Non-Residential Parking Provision)

CONSULTATIONS

Area Engineer - "No comment"

Area East Development Manager - Comments pending.

Somerset County Council - Highways - "Previous comments equally apply."

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

- Any proposed long term use re Yeovil Vision improvements.
- The consideration of a future temporary use
- Effect upon residential amenity

The comments of Yeovil Town Council are invited.

PLANNING DECISIONS

- 08/04231/FUL Demolition of existing buildings and the erection of 2 semi-detached houses at 94,96 & 98 Sherborne Road Yeovil Somerset BA21 4HN. Applicant: Mr Nigel Drayton
- APPROVED** subject to conditions
- 08/05239/FUL Change of use of residential flat on ground floor into a pharmacy and the installation of air conditioning units at 61 West Coker Road Yeovil Somerset BA20 2JD. Applicant: Mr Max Punni
- WITHDRAWN**
- 08/05243/FUL The erection of a two storey and infill single storey rear extensions to rear of dwelling at 13 Hillborne Gardens Yeovil Somerset BA21 3SA. Applicant: Mr Anthony Perkins
- APPROVED** subject to conditions
- 09/00188/FUL The erection of a handrail to provide roof edge protection (Retrospective application) at Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB. Applicant: Asda Stores Ltd (Mrs Judi Scholey)
- APPROVED** subject to conditions
- 09/00236/TPO Application to fell 1 No. grey poplar tree known as T.13 in the South Somerset District Council (Yeovil No. 7) Tree Preservation Order 1995 at Land At Entrance To Railway Walk Lysander Road Yeovil Somerset BA20 2AU. Applicant: Miss Katy Menday
- APPROVED** subject to conditions
- 09/00267/FUL The installation of an external lift shaft enclosure at St Gildas School Mary Street Yeovil Somerset BA21 4EG. Applicant: The Board Of Governors
- APPROVED** subject to conditions
- 09/00286/FUL The formation of a rear access/parking area at 98 St Johns Road Yeovil Somerset BA21 5NQ. Applicant: Mr C Threadgold
- APPROVED** subject to conditions
- 09/00291/FUL Demolition of existing garages and the erection of 6 No dwellings at Garage Block Adjoining 107 Marl Close Yeovil Somerset. Applicant: South Somerset Homes
- APPROVED** subject to conditions

**Property Services Department****DESIGN & ACCESS STATEMENT ACCOMPANYING PLANNING APPLICATION FOR THE RETENTION FOR SITING OF TEMPORARY BUILDING E684 AT YEOVIL PEN MILL INFANTS SCHOOL.****DESIGN**

The existing Elliott building is situated to the south-east of the school building. The existing planning approval ref : 03/02162/R3C lapsed on 30/09/2008. This statement is to support the retention of planning permission in order to retain the existing floor space to the existing school building. This will enable the school curriculum to be delivered to current pupils numbers within the school.

The temporary building is 9.0m in length and 7.9m in width, giving a total floor space of 71.1m². The Elliott is finished in Stoneflex aggregate panels coloured 'Mexican Pink' to match the School building. The Elliott flat roof is 3.3m in height finished in green / grey mineral felt material.

The position of the temporary building is not overlooked by neighbouring property. The landscape surrounding the building is paved and is maintained on a regular basis to control the appearance surrounding the building.

ACCESS**Elliott with Ramp**

Access to the Elliott Building is via a series of steps and DDA compliant ramp. The orientation of the Elliott compliments the access from the existing School by relating it by a pathway.