



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Phone 01935 382424

Fax 01935 382429

E-mail alan.tawse@southsomerset.gov.uk

Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 21 April 2008**

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

The Committee will be discussing all the items listed overleaf

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



Alan Tawse

Alan Tawse
Town Clerk

15 April 2008

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

Clive Davis

Julian Freke

Pete Goodman

John Grana

Simon Hester

Tony Lock (Ex-officio)

Tom Parsley

Wes Read (Chairman) (Ex-officio)

David Recardo (Vice Chairman)

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 7 April 2008.

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 04 to 18)

5. **REPORT TABLE** (Pages 19 to 20)

6. **PLANNING DECISIONS** (Pages 21 to 22)

7. **CORRESPONDENCE**

8. **SOMERSET COUNTY COUNCIL CONSULTATION**

Town and County Planning Act 1990

Extension to existing 3-bay temporary classroom at Birchfield Community Primary School, Brichfield Road, Yeovil, BA21 5RL, application no.: 08\014096\R3C.

The committee is requested to consider the above County Council Application. Design and Access Statement attached on page 23.

9. LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY ISSUES AND OPTIONS CONSULTATION

At the last meeting of the Planning and Licensing Committee it was agreed that a Working Group would meet to discuss the issues and options set out in the Core Strategy Consultation Document and agree a response on behalf of the Town Council. The group met on Monday 14 April and a copy of the response will follow to Committee Members (other copies will be distributed as a response to requests only). Chapter 10 of the Core Strategy Issues and Options Consultation was not considered by the Committee and is attached for consideration by the Planning and Licensing Committee. The views of the Committee on the questions set out in the document attached at pages 24 to 45 are therefore requested.

	Application No	Proposal	Address
1	08/00831/LBC	The carrying out of internal alterations and the installation of a flue (GR 353653/116131)	Knapp Grange 221 Preston Road Yeovil
2	08/01100/FUL	Proposed loft conversion and construction of dormer roof extension and alterations to stair access at the rear GR (355313/115698)	7A & 9A Everton Road Yeovil Somerset
3	08/01322/FUL	Demolition of dilapidated shop/workshop and the erection of a block of 6 one bed flats (GR: 356166/115986)	9 Newton Road Yeovil Somerset
4	08/01547/FUL	Alterations and extensions to dwelling to include the raising of roof and the formation of rooms in the roof space (GR 354609/114485)	32 Sandhurst Road Yeovil Somerset
5	08/01110/FUL	Alterations to replace existing pitch roof on extension with a flat roof (GR 355173/116014)	96 Huish Yeovil Somerset
6	08/01587/FUL	The installation of an ATM and secure room (revised application) GR (355293/116759)	Yeovil College Mudford Road Yeovil

PLANNING MEETING
MONDAY 21 APRIL 2008

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 that where the Town Council, through this Committee wishes to change the recommendation of the Area Planning Manager, the application affected by that change should be referred to the Area South Committee.

Additionally there will be other applications, particularly those relating to major development, which fall outside the scope of the delegation agreement and will have to be referred to Area South Committee. This requirement will be indicated in the recommendation at the end of the report.

Also, individual District Council Ward Members can request that planning applications in their wards be referred to the Area South Committee.

The Committee is asked to move the adoption of the recommendations of the Area Planning Manager subject to any amendments or additions, which might be made during consideration of the Plans List.

As the Plans List appears as one item on the Committee Agenda, the final decisions on individual applications are not made until the resolution at the end of the Plans List is passed accepting the recommendations of the Area Planning Manager and any amendments or additions made to them.

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, Petters House, Petters Way, Yeovil, BA20 1AS.

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.

1. Officer Report On Planning Application: 08/00831/LBC

Site Address:	Knapp Grange 221 Preston Road Yeovil
Ward:	Yeovil (South)
Proposal:	The carrying out of internal alterations and the installation of a flue (GR 353653/116131)
Recommending Case Officer:	Marianne Fettis
Target date:	5th May 2008
Applicant:	Michael Brown
Type:	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL

This is an application seeking planning permission for the carrying out of internal alterations and the installation of a flue. The property which is set on a substantial plot is a detached grade 2 listed building located in the residential area of Preston Road, Yeovil set amongst other similar two storey detached cottages.

This proposal involves internal alterations, moving two stud walls in order to increase the floor space in the master bedroom on the first floor without altering the formal layout of the property. In addition it is proposed to insert a flue in the north elevation of the property. Details of what the flue actually look like and the exact position on the building have been requested from the applicant.

Clarity from the applicant was sought about the intention to form an en-suite in the enlarged bedroom, given the lack of detail on the plans. The applicant has confirmed that the formation of the en suite in the corner of this room will not involve the erection of any walls.



HISTORY

790228 The erection of a timber garden shed for the storage of tools at 221 Preston Road, Yeovil - Conditionally Approved 06/03/79.

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

Policy 9 - Historic Environment

South Somerset Local Plan (Adopted April 2006):

Policy EH3 - Listed Buildings

Policy EH5 - Setting of Listed Building

Policy ST6 - The Quality of Development

CONSULTATIONS

Highways: No comments have been received to date

Area Engineer: No Comment.

Conservation Officer: "The partition wall that is to be moved is relatively modern studwork. In terms of the impact this will have on the character of the building, moving this partition will not adversely affect the plan form of the building, and is therefore considered to be acceptable". The flue is also considered to be acceptable. The Conservation officer would like two conditions to be imposed relating to the details of all new service areas and the details of the external appearance of the flue.

REPRESENTATIONS

A site notice was displayed; no representations have been received to date.

CONSIDERATIONS

In this case the main issues to be considered are

- Does the proposal adversely affect the character of the listed building and/or its setting.

The observations of the Town Council are invited

2. Officer Report On Planning Application: 08/01100/FUL

Site Address:	7A & 9A Everton Road Yeovil Somerset
Ward:	Yeovil (Central)
Proposal:	Proposed loft conversion and construction of dormer roof extension and alterations to stair access at the rear GR (355313/115698)
Recommending Case Officer:	Andrew Collins
Target date:	13th May 2008
Applicant:	Mr R Brooks
Type:	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The site is located within the development area of Yeovil. These two properties are each in use as two flats. Access to the first floor flats is via an external metal fire escape.

It is proposed to re-position the staircase to wrap around the building. In addition, it is proposed to carry out a roof conversion with the insertion of 2 dormer windows. The neighbouring property has a loft conversion and dormer window to the rear.



HISTORY

7 Everton Road - 96291 - Conversion of dwelling into 2 self-contained flats - Conditionally approved - 13/4/73

9 Everton Road - 96159 - Conversion of house to 2 self-contained flats - Conditionally approved - 24/4/73

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

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)

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Highways - "No Observations"

Yeovil Town Council

REPRESENTATIONS

16 neighbour letters have been sent out. No comments have been received to date.

CONSIDERATIONS

Affect upon residential amenity

Design, scale and size of the dormer windows

Design and materials of the staircase

The comments of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 08/01322/FUL

Site Address:	9 Newton Road Yeovil Somerset
Ward:	Yeovil (Central)
Proposal:	Demolition of dilapidated shop/workshop and the erection of a block of 6 one bed flats (GR: 356166/115986)
Recommending Case Officer:	Andrew Collins
Target date:	12th May 2008
Applicant:	Mr M Yeoman
Type:	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL

The site is located within the development area for Yeovil and the Yeovil Vision Regeneration Area. The site is to the southwest of the Newton Road car park.

There is a change in height between the car park and the floor level of the existing building when viewed from the alleyway to the rear. Currently on site there is a two-storey property, now vacant but formerly a tattoo parlour. Neighbouring properties facing onto Newton Road are three storeys in height but all other neighbouring properties are two stories.

It is proposed to demolish the existing property and erect a 3-storey building with a pedestrian access facing onto the existing car park. The building is proposed to house 6 flats, with 2 on each floor. The building is proposed to have a shallow pitched roof with two shallow pitched projections. Between the two projections a glazed staircase is proposed. Facing onto the alleyway are proposed to be two windows for each flat but the fenestration is poor and unmatched. On the ground floor due to the change in levels windows to the bedrooms are proposed to the sides. This includes a bedroom window adjacent the cycle store at a height people could see in.

At the lower level an uncovered cycle rack and bin store is proposed.



HISTORY

93/02637/FUL (Full Application) - The continued use of part of first floor of premises as a tattooist's studio - Application permitted with conditions - 13/12/93

06/00775/OUT - Demolition of existing building and erection of 4 storey building to provide 8 residential units - Application Withdrawn - 19/04/06

06/01594/OUT - The demolition of existing building and erection of new-build residential units (total to be confirmed in Reserved Matters application) - Application permitted with conditions - 24/8/06

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

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)

MC4 (Other Uses in Town Centres)

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Highways - "Previous comments and recommendations equally apply." Previously commented; "I have no objection in principle to a car free development in this location. The development site is located within the town centre and adjoins a public car park deriving access from Newton Road. However, in the interests of sustainable transport objectives, I would seek the provision of a sheltered cycle provision within the development on a 1 for 1 basis.

In the event of permission being granted I would recommend the following conditions are imposed: -

1. No doors, gates, low-level windows/utility boxes/down pipes shall be located as so that they obstruct footways/shared surfaces.
2. The development hereby approved shall not be occupied until a covered cycle rack facility has been provided within the site capable of accommodating 8 bicycles in accordance with a design specification to be submitted to and approved in writing by the Local Planning Authority and to be constructed to satisfaction of the said Authority."

Area Regeneration Manager -

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

- Height of building especially in relation to neighbouring properties and view of building from Old Station Road as the proposed building is a storey higher.
- Design of building especially in regard to this important site on the eastern side of Yeovil and the Yeovil Vision proposals.
- Affect upon residential amenity of existing occupiers and proposed occupiers in particular the occupier of the ground floor flat and its relationship with the cycle storage / bin store.
- Access to the building via an existing car park could prejudice further regeneration schemes.

The comments of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 08/01547/FUL

Site Address:	32 Sandhurst Road Yeovil Somerset
Ward:	Yeovil (South)
Proposal:	Alterations and extensions to dwelling to include the raising of roof and the formation of rooms in the roof space (GR 354609/114485)
Recommending Case Officer:	Andrew Collins
Target date:	27th May 2008
Applicant:	Mr N C Murrell
Type:	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The site is located within the development area. The road is level at this point and is characterised by bungalows of a similar design and style. It is proposed to raise the roof by 1.5 metres, erect a single storey extension to extend kitchen, form a utility room and porch. In addition it is proposed to make the conservatory smaller by the erection of a brick lounge extension.

As well as raising the roof, it is proposed to erect 3 dormer windows, which includes a large bulky one, which is proposed on the rear wall plate. At present the ridge of the bungalow (and its neighbours) is parallel to the road, this proposal involves the ridge going at right angles to the road and being raised substantially.



HISTORY

90/03161/FUL - The erection of a replacement garage - Permitted with conditions - 04/10/90

91/02835/FUL - The erection of a conservatory - Permitted with conditions - 29/8/91

99/01205/FUL - The erection of a conservatory - Permitted with conditions - 02/07/99

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

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 (The Quality of Development)

CONSULTATIONS

None received. Any received will be verbally updated.

REPRESENTATIONS

None received. Any received will be verbally updated.

Yeovil Town Council

CONSIDERATIONS

Scale, height and design of proposal and whether the proposal will make the dwelling unusually large and dominant

Impact upon street scene in middle of a row of similar designed properties

Affect upon residential amenity

The comments of Yeovil Town Council are invited.

5. Officer Report On Planning Application: 08/01110/FUL

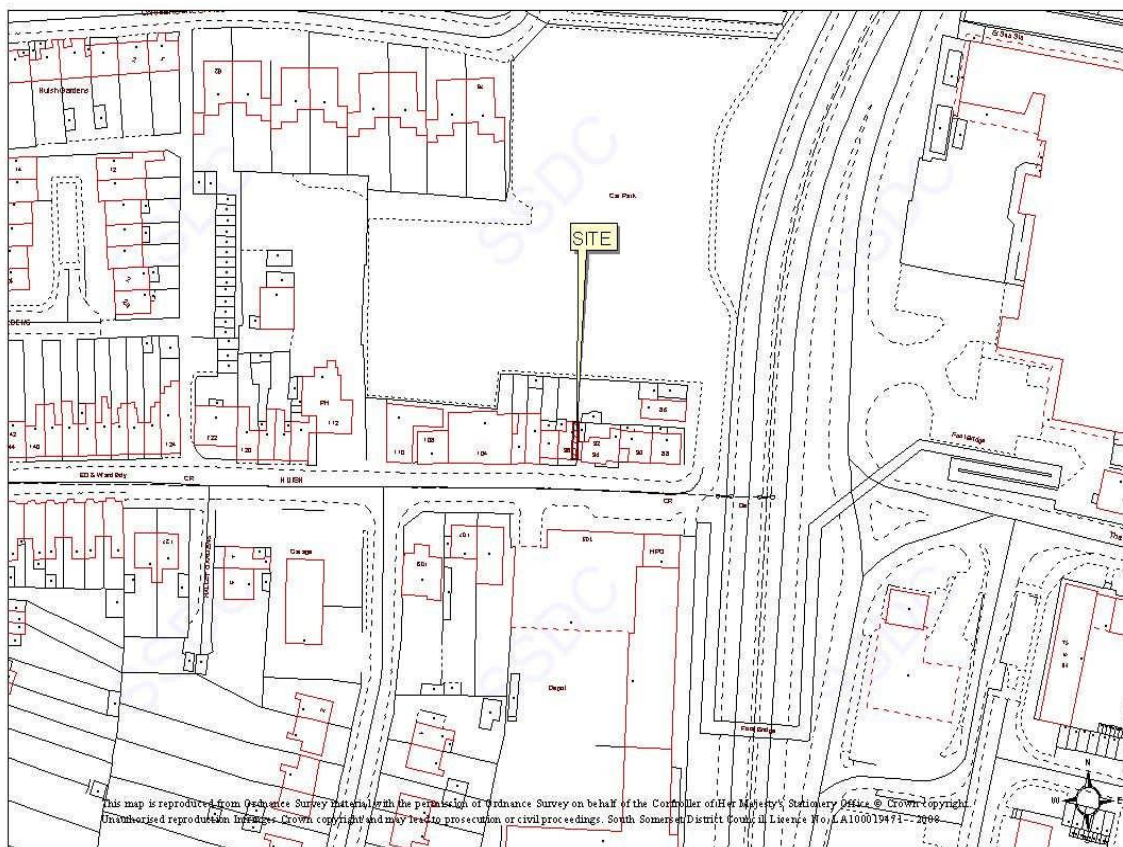
Site Address:	96 Huish Yeovil Somerset
Ward:	Yeovil (West)
Proposal:	Alterations to replace existing pitch roof on extension with a flat roof (GR 355173/116014)
Recommending Case Officer:	Greg Lester
Target date:	9th May 2008
Applicant:	Mrs Julie Ferguson
Type:	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The proposal seeks permission to replace an existing pitched roof over the entrance to the property with a flat roof.

The property in question lies within the development area of Yeovil and has recently been granted planning permission to be converted into 2 flats (06/03997/FUL).

The property is currently undergoing this conversion and is surrounded by scaffolding. Both the front and rear of the property are clearly visible from publicly accessible vantage points. Two doors up from the site a similar flat roof is present serving flats, which is also clearly visible from the front elevation. The majority of properties within the street scene when viewed from the front elevation have pitched roofs covered in slate, whilst to the rear flat roofed extensions are evident.



HISTORY

06/03997/FUL - The conversion of existing dwelling house into 2. no flats - Approved; December 2006.

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)

ST6 - Quality of Development

ST5 - Principle of Development

TP7 - Parking Provision in Residential Areas

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received.

CONSIDERATIONS

The key considerations in this case are:

- Principle of development
- Siting
- Impact on residential amenity
- Impact on character of area

RECOMMENDATION

The observations of the Town Council are invited.

6. Officer Report On Planning Application: 08/01587/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward:	Yeovil (West)
Proposal:	The installation of an ATM and secure room (revised application) GR (355293/116759)
Recommending Case Officer:	
Target date:	28th May 2008
Applicant:	Lloyds TSB Bank Plc
Type:	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL

The proposal seeks consent for the installation of an ATM machine within a freestanding secure room. The application is a re-submission of previously approved application 08/00017/FUL. The amendments to the application involve a reduction in size only.

The application site is located within the development area of Yeovil and does not lie within a conservation area or near a listed building. The site is on the eastern side of Ilchester road where an access serves Yeovil College, with the main entrance being from Mudford Road. The site is located beside an entrance to the main college building in a position that restricts views from the public realm, with a protrusion from a neighbouring building extending further than the building to which the signage would be attached. There are a number of different heights and styles of buildings present on site, with the immediately adjacent buildings being of two and six storey construction.



HISTORY

08/00017/FUL - The installation of an ATM and secure room - Approved; February 2008.

08/00031/ADV - The display of an internally illuminated fascia sign/ATM collar - Approved; February 2008.

Numerous additional consents related to use as an educational establishment.

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)

ST6 - Quality of Development

ST5 - Principle of Development

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received

CONSIDERATIONS

The key considerations in this case are:

- Principle of development

- Siting

- Design

- Impact on residential amenity

- Impact on character of area

RECOMMENDATION

The observations of the Town Council are invited.

PLANNING DECISIONS

07/00384/FUL Demolition of existing dwelling and erection of 4 flats at Penn Mount Penn Hill Park Yeovil Somerset BA20 1SE. Applicant: Paull & Co Ltd.

REFUSED

07/05574/FUL Demolition of former Co-operative Society building and erection block of 8 apartments with car parking at 46 & 46A Mount Pleasant Yeovil BA21 4JL. Applicant: Greatworth Properties Plc

WITHDRAWN

08/00379/FUL The erection of a building comprising 10 flats, together with 14 parking spaces and 48 bicycle spaces at The Tannery Eastland Road Yeovil Somerset BA21 4EU. Applicant: Laidlaw Services Ltd.

APPROVED subject to conditions

08/00744/ADV The display of an externally illuminated projecting sign at 10 Sherborne Road Yeovil Somerset BA21 4HA. Applicant: Mr Steve Frampton.

APPROVED subject to conditions

08/00647/ADV The Display of 3 no externally illuminated fascia wall mounted signs (Retrospective application) at The Green Room 11 Wine Street Yeovil Somerset BA20 1PW. Applicant: Mr P Barlow.

REFUSED

08/00648/LBC The Display of 3 no externally illuminated fascia/ wall mounted signs (Retrospective application) at The Green Room 11 Wine Street Yeovil Somerset BA20 1PW. Applicant: Mr P Barlow.

REFUSED

08/00688/FUL conversion of house from 6 bedsit units and one flat to 8 Bedsit units at 34 The Avenue Yeovil Somerset BA21 4BN. Applicant: Andrew Scaramanga.

APPROVED subject to conditions

08/00830/FUL Loft conversion including flat roof dormer at 52 Mudford Road Yeovil Somerset BA21 4AB. Applicant: Ms C E Derrick.

APPROVED subject to conditions

08/00889/ADV The display of a non illuminated fascia sign at 1A Princes Street Yeovil Somerset BA20 1EN. Applicant: Jeremy Wood

REFUSED

08/00910/ADV The display of 6 internally illuminated lamp post mounted advertising display units at Yeo Leisure Park Old Station Way Yeovil Somerset BA20 1NP. Applicant: Miss Liz Busby.

APPROVED subject to conditions

08/01084/FUL The erection of a two storey extension and re-site conservatory at 11 Burroughs Avenue Yeovil Somerset BA21 3JT. Applicant: Mr and Mrs M B Cleal.

APPROVED subject to conditions

REPORT TABLE FOR TOWN COUNCIL 21 APRIL 2008

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
08/01185/FUL	66 Chelston Avenue, Yeovil, Somerset. BA21 4PU	Demolition of existing rear extension and the erection of a new single storey extension.		<ul style="list-style-type: none"> • The effect the proposal has on the form, character, and setting of the locality. • The effect on the residential amenity of occupiers of adjoining occupiers.
08/01599/ADV	Yeovil College, Mudford Road, BA21 4DR	The display of an internally illuminated fascia sign and ATM collar (revised application)	None received	<ul style="list-style-type: none"> • Whether the proposed advertisement is in keeping with the character of the surrounding area in terms of siting, design, materials, illumination, scale, and number. • Does the signage prejudice public safety?
08/01441/FUL	41 St Georges Avenue Yeovil, BA21 4QY	The erection of a single storey extension to form an attached garage and porch	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on residential amenity? • Does the proposal have an adverse impact on the character of the area? • Is the siting and design of the proposal appropriate?
08/01304/FUL	17 Blenheim Road, Yeovil BA21 5QF	The erection of a conservatory	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on residential amenity? • Does the proposal have an adverse impact on the character of the area? • Is the siting and design of the proposal appropriate?
08/01456/FUL	5 Elmhurst Avenue, Yeovil BA21 4PP	Formation of a new access and hardstanding	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on residential amenity? • Does the proposal have an adverse impact on the character of the area? • Is the siting and design of the proposal appropriate?
08/01298/FUL	159 Plantagenet Chase Yeovil	The erection of a single storey side extension to dwelling	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on residential amenity? • Does the proposal have an adverse impact on the character of the area?

	Somerset BA20 2PY			<ul style="list-style-type: none"> • Is the siting and design of the proposal appropriate?
08/01605/FUL	First Travel Shop, Yeovil Bus Station, Glovers Walk, BA20 1LH	The provision of an entrance door and a screen to travel office	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on the character of the area? • Is the siting and design of the proposal appropriate?
08/01524/FUL	29, Roping Road, Yeovil, BA21 4BD	The erection of a single storey extension to rear of dwellinghouse	None received	<ul style="list-style-type: none"> • Does the proposal have an adverse impact on residential amenity? • Does the proposal have an adverse impact on the character of the area? • Is the siting and design of the proposal appropriate?

SOMERSET



County Council

APPLICATION NUMBER 08/01409/R3C

Property Services Department

DESIGN & ACCESS STATEMENT ACCOMPANYING PLANNING APPLICATION FOR THE EXTENSION OF THE EXISTING ELLIOTT CLASSROOM TO PROVIDE PRE-SCHOOL ACCOMMODATION AT THE EXISTING SCHOOL

The school has currently has no pre-school accommodation on the school site. However Birchfield Pre-school currently operates from a community hall next door to the Birchfield School. They are a successful group which are registered for 26 children aged between 2yrs - 5yrs.

The pre-school is restricted in the delivery of care and education because the existing leased building has multiple hirers and because of this they are restricted in their displays and in the planning of activities. The existing leased building does is not a conducive learning environment. The proposed pre-school accommodation would enable the group to operate full day care on Birchfield school site and this would meet the needs of the local families and the community. This provision would allow the Group to register the delivery of full day care, thus enabling parents to return to work or further education.

The school itself would prefer to work closely with the Group to enabling high quality childcare and education for the children and their families on one campus. The proposed accommodation would ensure a smooth transition from pre-school to statutory education.

The existing Elliott building is constructed of three bays measuring 9.2 x 7.3m externally, with an internal floor area of 62 square metres. The proposal is to add a further 3m wide bay to the building which will increase the floor area to 83 square metres.

Externally the building will match the existing building exactly with a textured wall finish coloured dark grey-green. The two new windows will be PVCu casements 1200x900mm in size.

The existing landing will be extended to allow level entrance for wheelchair users from the existing ramp and concrete paving.

The external area around the building will be developed for an outside play area enclosed with low picket fencing. There are no plans for any landscaping work at this time.

The area falls outside of the flood risk area.

G Swayne
March 2008

10 Development Management Policies

10.1 Planning Policy Statement 12 (Local Development Frameworks) recommends that the Development Management DPD (Development Management Document) should contain a "*limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered*". Local Planning Authorities are urged to avoid producing a large number of use-related development control policies that can be repetitive and become quickly out-of-date. Instead, the focus should be on more general policies which apply specifically to the local area and avoid repetition of national and regional policy guidance.

What are Development Management Policies?

10.2 Development Management policies are general, rather than site specific policies that set out criteria against which planning applications for development will be considered. These policies will complement the vision, objectives and policies set out in the Core Strategy, the emphasis being on creating locally-based policies which focus on achieving the outcomes of the spatial vision. In line with Government thinking, there should only be a few policies, as the majority of guidance will stem from national and regional policy.

The use of Development Management Policies

10.3 The Development Management policies will be used, along with other parts of the Local Development Framework (LDF), Regional Spatial Strategy (RSS) and Government policy to determine whether planning permission should be granted when development is proposed, and to justify refusal if this is the Council's decision.

10.4 Setting out the policies in the plan provides a guide to potential applicants considering whether their proposal is acceptable. For all but the smallest and simplest proposals, this usually involves discussion between prospective applicants and the Council's planning officers. The policies, complemented by national and regional planning policy, will assist in these discussions by providing a framework of what the Council seeks from development locally.

10.5 It is not envisaged that there will be separate policies on every type of development, rather, the intention is to set out what types of impacts development might have or the contributions to a place that new development might make, so that these can be considered regardless of the activity. For instance, the effect on road safety from the traffic generated by new development could be an issue whether the proposal was for a garden centre or a housing estate. It is this impact (amongst other issues) that needs to be looked at in deciding whether a proposal is acceptable.

10.6 The Development Management Issues and Options have been grouped under the five themes that appear in the Core Strategy, this will ensure that they complement the vision, objectives and policies set out in the Core Strategy. They address locally significant matters which are not covered adequately by national or regional policy.

10.7 Under each theme, issues have been identified and these have been grouped into topics for the purpose of this issues and options report and any future policies that may be subsequently produced.

Transport and Accessibility

10.8 This theme covers transport and accessibility in its broadest sense, seeking to maximise access to a wide range of community facilities and services and accessibility in terms of the detailed design and layout of the highway network.

Context

10.9 New development should be well related to public transport and services and facilities as part of creating sustainable communities and patterns of sustainable development.

10.10 Land use planning has a key role in delivering the Government's integrated transport strategy. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, facilities and services by public transport, walking, and cycling.

10.11 The **Local Transport Plan (LTP)** explains broadly how the needs of the community will be met in terms of better transport. This goes beyond simply increasing the capacity of the road network, but shows how jobs, education, health and other services will be made accessible by a range of means of transport, and how it will be ensured that people can move safely around the County. The LTP sets out a transport strategy that takes these complex issues into account, and contains a set of targets that enable the County Council to measure whether the aims of the strategy are being achieved as the plan is implemented.

Highways

10.12 The physical form and qualities of a place shape, and are shaped by the way it is used and the way people and vehicles move through it. New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport. As noted in PPG13, people should come before traffic.

10.13 **Manual for Streets (MfS)** assists in the design, construction, adoption and maintenance of new residential streets. It is also applicable to existing residential streets subject to re-design. MfS does not apply to the trunk road network. The design requirements for trunk roads are set out in the **Design Manual for Roads and Bridges (DMRB)**.

Access to services and facilities

10.14 In order to promote sustainable communities and reduce the need to travel, access to a wide range of uses, including community facilities and services should be maximised as set out in the Core Strategy. The LDF alone cannot secure these uses and facilities, however, working in partnership with the Sustainable Community Strategy and service providers, the LDF can help identify a surplus or deficit in provision. Where appropriate, it can allocate appropriate locations for services, including for mixed use, so that services can be delivered together.

10.15 Planning policy should promote accessibility for all sections of the community in the way that proposals are considered. It will require proposals to make appropriate provision for movement

and bring about the maintenance of, or an increase in, the mix of activities, through the retention of existing uses, through regard for the context when developing a site, and in the mix of activities included within a site.

Development Management Issues

10.16 The following issues were identified by members of workshop held by Baker Associates for all the planning authorities in Somerset:

Issues	Topic
<ul style="list-style-type: none"> • Highway access and design is not always considered appropriately • Past developments have not always considered accessibility to and safety of movement within a development and beyond for pedestrians, cyclists, people with disabilities and public transport users • Currently safe design equates to a poor quality environment 	Highway Design and Layout
<ul style="list-style-type: none"> • The traffic produced from new proposals can have a negative effect on a surrounding area 	Traffic Management
<ul style="list-style-type: none"> • There are problems for some people in accessing a particular facility or service • Access to play areas - developer contributions, outline what developer contributions will be expected 	Access to Services and Facilities
<ul style="list-style-type: none"> • Parking standards for new residential development requires clarification. 	Parking Standards

After reading this chapter, we would like you to tell us:

- **if any issues for South Somerset have been missed;**
- **which option you favour and why; and**
- **any other options you can think of for dealing with the issues.**

Where possible, we would like you to provide evidence to support your view.

Highway Design and Layout

10.17 Reducing the need to travel and achieving modal shift are themes running through both PPG13 and the draft RSS. To help achieve a step change, all new development needs to be designed using best practice methods to optimise accessibility both within, and to/from developments for pedestrians, cyclists and public transport providers.

Option DMTA1

A policy that requires all new development to be designed in a way that gives priority to people over ease of traffic movement and provides more priority road space for pedestrians, cyclists and public transport.

- 10.18 Options TA1 [Public Transport \[See page 54\]](#), TA2 [Walking/Cycling \[See page 55\]](#) and TA3 [Traffic Congestion \[See page 56\]](#) in the Transport and Accessibility chapter of the Core Strategy look at highway design and layout, please cross reference and consider where such issues should be dealt with, in the Core Strategy or Development Management Policies section of the LDF.

Option DMTA2

Either retain a policy to cover the safe design of residential roads (previously Local Plan Policy TP4), or have one policy covering the safe design of roads? Or, safety could be included as a criterion in a general design of development policy, removing the need for a separate policy and facilitating a higher standard of design.

- 10.19 Option TA2 [Walking/Cycling \[See page 55\]](#) in the Transport and Accessibility chapter of the Core Strategy looks at walking and cycling, please cross reference and consider where such issues should be dealt with, in the Core Strategy or Development Management Policies section of the LDF.

Traffic Management

- 10.20 The active management of growth is a strategic issue, ensuring that major generators of travel are located in the most sustainable settlements and that day-to-day facilities are located within easy distance to their clients.

Question DMQTA1: The negative effects of traffic produced from new proposals has been identified as an issue. In Development Areas, where the principle of development has been established, how would nuisance/negative impact (re. harm to residential amenity) be measured?

Question DMQTA2: What other negative effects on the surrounding area could be produced by traffic from new development and how could these be dealt with?

Access to Services and Facilities

- 10.21 It is the role of the LDF to ensure that new development is served with community facilities to meet the requirements of the growing population. It is essential that new services and facilities are directed to locations that will provide the greatest benefit and accessibility to the existing population. Inevitably, contributions from the planning system towards new facilities will be for those locations where new development takes place. If the majority of new development is directed to the main settlements, this channels investment in new and improved community facilities and services into those communities.

10.22 The LDF will also need to work alongside other service providers' plans, such as the Local Transport Plan, to improve accessibility of services for everyone.

Question DMQTA3: Should new services and facilities be provided within easy walking distance to residential developments, if so, what services and facilities should be provided and what should be considered 'easy' walking distance?

10.23 In smaller settlements, the availability of community facilities and services is more limited. These facilities and services are important and valuable, especially for the least mobile members of society and those in more rural areas. Many services and facilities are under threat such as the local shop, post office, public house and place of worship. The role of the LDF will be to protect existing levels of services and facilities in these settlements.

Option DMTA3

Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that 'every reasonable attempt to secure suitable business or local community re-use'. What should constitute 'every reasonable attempt'?

Question DMQTA4: The Economic Prosperity chapter of the Core Strategy looks at the retention of employment land in detail, however, does the loss of employment land and premises need to be addressed as a separate issue, or could one policy cover the loss of all services and facilities including, the loss of employment land and premises.

Parking Standards

10.24 PPG13 - Transport, states that parking policies should be used to promote sustainable transport choices and reduce the reliance on the car. Whilst the PPG defines maximum parking standards, the draft RSS explains that an authority can apply reduced parking standards if there is clear evidence and an explanation in the relevant LDD to justify this.

10.25 In South Somerset there have been concerns that the current implementation of Policy TP7 (Parking Provision in Residential Areas, which seeks a maximum of 1 parking space per dwelling in Town Centres) and the resulting off-street residential parking provision could be influencing the use of nearby car parks to the detriment of their main purpose of providing parking to support the commercial and service provision functions of the town centres. The Local Plan recognises that in rural areas many people are dependant on the private car for transport and the survey work (in relation to implementation of Policy TP7) demonstrates this by indicating that even in developments with zero or low level parking, the majority of residents still own a private car. Therefore the presumption that market town centres are sustainable locations for new housing and encouraging people to live on a development without the use of a private car is clearly challenged by these figures.

Option DMTA4

Revise the parking standards to reflect the rural nature of the District, as is being done by officers following research regarding Policy TP7.

Question DMQTA5: Should each town, rural centre and village be assessed on its own merits in relation to the amount of parking that should be provided or should a standard be provided for the District as a whole?

- 10.26 Option TA5 [Parking \[See page 58\]](#) in the Transport and Accessibility chapter of the Core Strategy looks at parking standards in light of the County-wide Parking Strategy, please cross reference and consider the issues. Also, please decide where the issue should be dealt with, in the Core Strategy or Development Management Policies section of the LDF.

Planning Obligations

- 10.27 New development often creates a need for additional or improved infrastructure, community services and facilities, without which the development could have an adverse effect upon amenity, safety, or the environment and ought not to be accepted. Planning obligations are legally binding agreements between a local authority and a developer/landowner, and are the means through which these deficiencies are mitigated and the contribution a development makes to what is sought for the area increased. Planning obligations can ensure that something, which is part of the proposal, is part of the development when it is implemented, or can be used to ensure that the development is operated in certain way. They can also be used to secure financial contributions from developers to be spent on things that are related to the development itself.
- 10.28 Recent government guidance and best practice has sought to improve the way that planning obligations are determined and secured. It is the intention of the LDF policy on obligations to make the process clearer and faster, by providing greater detail on the types of development where contributions will be sought and the range of potential obligations more explicit.

Question DMQTA6: Should contribution towards infrastructure facilities and services vary according to the size of development? Or should a tariff be fixed per dwelling/hectare of land? What should this figure be?

Question DMQTA7: Should there be developments that are exempt from all or certain planning obligations, if so, what should they be?

Question DMQTA8: What range of infrastructure facilities and services should contributions be sought for? For example should we include facilities and services such as community waste and energy projects or local labour and training initiatives?

Question DMQTA9: Under what circumstances should off site provision of facilities and services (commuted sum) be allowed? Should there be a time-limit on the spending of that commuted sum?

Economic Prosperity

Context

10.29 The Government is committed to promoting a strong, stable and productive economy. Planning authorities should actively promote and facilitate good quality development, which is sustainable and delivers environmental and social benefits as well as economic.

Issues	Topic
<ul style="list-style-type: none"> • There is often pressure on employment land, facilities or community services. These may be underused, or under threat of closure and may need to be retained. Retaining these uses would help to secure a mix of uses in an area • Locally, considerable interest in gyms and crèches moving to premises on industrial estates rather than town centre premises. 	Retention of Employment Land and Premises
<ul style="list-style-type: none"> • There are issues surrounding large scale uses in the countryside, especially equestrian uses in the District. 	The Rural Economy
<ul style="list-style-type: none"> • Live/work units can be problematic and require further guidance. 	Live/Work Units
<ul style="list-style-type: none"> • Tourism issues - support for existing uses and their expansion (chalet development etc). 	Expansion of Existing Tourist Facility

After reading this chapter, we would like you to tell us:

- **if any issues for South Somerset have been missed;**
- **which option you favour and why; and**
- **any other options you can think of for dealing with the issues.**

Where possible, we would like you to provide evidence to support your view.

Retention of Employment Land and Premises

10.30 There has been growing pressure over recent years to allow employment land and premises to be developed/redeveloped for other uses (predominantly residential) which offer a greater level of return for investors. If this is allowed to continue, the result could be significant losses to the District's stock of employment land and premises.

10.31 Where employment land/premises are being redeveloped for housing to reflect the changing requirements of the economy, retention of employment opportunities could be the key to maintaining a sustainable jobs-home balance and reduce commuting. A mixed-use proposal could provide additional housing whilst retaining a similar number of jobs.

10.32 The draft RSS states that sites that are poorly located for economic development or no longer meet the needs of business should be considered for redevelopment. Alternative uses should be considered in the following sequence: for non-B use class employment generating uses; for mixed-use development including residential use; for residential use only.

Option DMEP1

Include a criteria based policy in the LDF identifying how, and what employment land and premises will be protected from unsuitable development.

Question DMQEP1: Should we protect all existing employment land and premises or can some be used for other uses?

10.33 Given the pressure to redevelop employment land and premises for residential purposes, if we can demonstrate through the Employment Land Review and Workspace Demand Study that there is pressure on either all or some types of employment land, and that there is a lack of that type of land/premises in the District, should we include a strict protection policy:

Option DMEP2

Include a strict policy ensuring that employment sites/premises are not lost to housing unless there is an absolute need for that housing. How would the need be demonstrated?

Question DMQEP2: If we allowed the loss or some employment land and premises, how would we decide what land and premises could be lost? For example would a judgement be made based on a percentage above which further losses would not be allowed? Would this be a District-wide percentage, or different for each settlement?

Question DMQEP3: Should employment land and premises in Villages and Rural Centres be given greater protection than at present, as this encourages self-containment in those settlements?

Question DMQEP4: Given the guidance in the draft RSS, what criteria should be used to determine that a site is poorly located for economic development or is no longer needed?

Question DMQEP5: This section is duplicated in the [Economic Prosperity \[See page 37\]](#) section of the Core Strategy, where should the issue of retention of employment land and premises be considered? Is it a core strategy, principle of development issue?

The Rural Economy

10.34 According to the draft RSS, businesses in rural areas now and in the foreseeable future are likely to have little connection with the land-based industries but should be supported where they secure jobs for local people and improve the viability of rural communities. With reforms to the funding regimes, farmers are likely to want to diversify their capital assets into workspace for example, diversifying away from agriculture.

Option DMEP3

Include a criteria based policy in the LDF identifying the type of farm diversification schemes we would view as acceptable.

Question DMQEP6: Given the huge development potential, what type of criteria do you think we should used to assess farm diversification schemes? What forms of development is viewed as acceptable?

Question DMQEP7: The issue of impact of large-scale uses in the countryside was discussed at the inception meeting, equine-related activities, popular forms of recreation in the countryside, can fit in well with farms seeking to diversify, and so have become popular.

Question DMQEP8: There are issues surrounding large scale uses in the countryside, especially equestrian uses in the District - what do you think these issues are and how could they be dealt with? Do we need a separate policy for equestrian activity or could large-scale uses all be dealt with under one policy?

Live/Work Units

10.35 PPG4 is supportive of home-working, where the commercial activity is ancillary to the residential use of the property. Workplace homes (live/work units) are different to home-working, which only requires planning permission when the commercial use is no longer ancillary or has intensified to a level which may compromise surrounding residential amenity, they comprise a dwelling and light industrial workplace so the business can be operated from the site on which the owner of the business lives. The Local Plan supports the concept, but acknowledges that whilst attractive in theory, there are difficulties in bringing schemes into fruition and ensuring they function properly in the future.

Question DMQEP9: Should we continue to support workplace homes? If so, how can we ensure that the unit functions as approved through the granting of planning permission? Can we ever ensure this?

Question DMQEP10: Should we use a criteria based policy such as we do for agricultural and forestry workers dwellings, to assess whether the workplace home application is genuine? If so, what criteria should we use?

Expansion of Existing Tourist Facilities

10.36 Tourism is a major employer in South Somerset and supporting tourism is a key objective of the District Council. Existing Local Plan Policy ME4 deals with proposals for the small scale expansion of existing businesses (classes B1, B2 and B8) outside Development Areas.

Question DMQEP1 1: Should tourism be dealt with as a separate issue, or should it be considered as other forms of economic development? Should Policy ME4 be retained and expanded to relate to tourism facilities also?

Environmental Quality

Context

- 10.37 Securing new development that is sustainable, well designed and reflects the local character, scale and distinctiveness of a place is a key aim of current regional and national planning policy.
- 10.38 High quality, sustainable development means finding design solutions to create a real sense of place which reinforces the local character and function of that place. Development should also protect and enhance the natural, built and historic environment and archaeology. Design will be a key consideration in development decisions and the draft RSS requires local authorities to ensure that all new development delivers the highest possible standards of design.

The Natural, Historic and Built Environment

- 10.39 South Somerset is a large rural District, the countryside with its rich and varied landscape and wildlife habitat dominates. Protecting and enhancing the natural environment contributes not only to the retention of valuable resources, but also recognises its important role in the economic and social well-being of people living, working and visiting South Somerset.
- 10.40 The scope of the environment is broad, therefore, all development proposals must be carefully thought out and environmental issues fully considered in the planning application process.
- 10.41 The historic environment is composed of individual buildings, groups of buildings and spaces, archaeological remains and other features important to the overall character of a settlement. Many settlements in South Somerset are rich in architecture and archaeology and it is important that these features are conserved and enhanced.

Climate Change

- 10.42 Climate change is a key global issue. Tackling climate change is at the heart of the planning system and the way we build new homes. All development needs to consider ways to reduce energy demand through design of more efficient buildings and the creation of a greater amount of energy from non-carbon dioxide emitting sources. In addition to mitigating against future impacts, it is also important that all development from now on is able to adapt to the impacts of climate change.

10.43 The draft Regional Spatial Strategy suggests the use of established targets and standards for all new buildings in the region to secure more sustainable construction. This includes the use of the BRE Environmental Assessment Method (BREEAM) for non-residential developments, and Code for Sustainable Homes for residential developments. The standards can be used to assess the environmental performance of both new and existing buildings and is a measure of best practice in environmental design and management. Issues relating to these standards include water use, on-site renewable energy production and energy efficiency measures. Current draft RSS policies also include targets for reducing greenhouse gas emissions, reducing carbon dioxide emissions and provision of on-site energy use of buildings.

Sustainability Design Issues

10.44 It will be important for developers to consider the source of building materials, and to make the best use of material from recycled and renewable sources. Projects will need to be suitably planned and managed to avoid the waste of construction materials, and to recycle materials arising from demolition.

10.45 New development, where applicable, will need to make provision for sufficient space for the storage and collection of recyclable wastes, as well as considering the efficient use of water.

Development Management issues

10.46 The following issues were identified through the consultation process on the Local Development Framework:

Issues	Topic
<ul style="list-style-type: none"> • Past residential developments have not always been in keeping with the existing local character of an area • A holistic approach to design and social inclusion has not always been delivered through new development • There is a real and perceived risk of crime which can be influenced by how a place is designed • Past developments have not always considered accessibility to and safety of movement within a development and beyond for pedestrians, cyclists, people with disabilities and public transport users 	<p>Design</p>
<ul style="list-style-type: none"> • There are a wide variety of historic environments and archaeology that need to be protected and enhanced • The integrity of an existing building can be affected by new development, for example, appropriate shop frontages • Development has an impact on a site, its surrounding environment and neighbouring uses • Development can increase the risk of flooding and pollution • South Somerset has a wide diversity of natural environments 	<p>Environmental Protection and Enhancement</p>

<ul style="list-style-type: none"> • A stepped increase in development has been identified and this will add pressure to natural environments • Increased tourism and recreation visits places an extra pressure on the environment 	
<ul style="list-style-type: none"> • Natural resources are running out, not used efficiently, wasted in some instances and demand is rising • Rising amounts of carbon dioxide and other greenhouse gases are being emitted into the atmosphere and causing our climate to change, with development being a key contributory factor • Climate change will affect everyone living, working and visiting Somerset • Climate change, and the increase in development, is placing an extra burden on water resources and increasing the potential for land liable to flood in low lying areas • Existing buildings are not designed to adapt to a warming climate • Many current building designs do not consider the need for waste capacity in relation to recycling 	<p>Climate Change</p>

After reading this chapter, we would like you to tell us:

- if any issues for South Somerset have been missed;
- which option you favour and why; and
- any other options you can think of for dealing with the issues.

Where possible, we would like you to provide evidence to support your view.

Design

10.47 The adopted Local Plan contains a ‘Quality of Development’ policy, Policy ST6. This identifies design criteria which needs to be met in order to secure planning permission for developments which are acceptable in principle.

10.48 **Policy ST6 (Quality of Development)** - Proposals for new development, otherwise acceptable in principle, will be permitted where the following design criteria are met:

1. The architectural and landscape design satisfactorily respects the form, character and setting of the settlement or local environment.
2. They preserve and complement the key characteristics of the location, to maintain its local distinctiveness.
3. They do not result in the unavoidable loss of open spaces (including gaps and frontages) with visual or environmental value.
4. They do not cause unavoidable harm to the natural and built environment of the locality and the broader landscape.
5. Their density, form, scale, mass, height and proportions respect and relate to the character of their surroundings.
6. They do not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties. Where

necessary, the district council may impose conditions on any permission regarding hours of opening, operation and servicing.

7. They will not adversely affect, either directly or indirectly, land stability in or around the location.

8. They retain and integrate and/or enhance, where desirable, attractive site features and natural characteristics within the scheme.

10.49 Circular 01/2006 requires all new developments to demonstrate, within a **Design and Access Statement**, how the development will create high quality places, and how the development will interact with the existing highway network. There are a plethora of design guides to assist applicants with such statements, for example, individual authority's design guides and Conservation Area Appraisals, Village Design Statements and Parish Plans and national information produced by organisations such as Commission for Architecture and the Built Environment (CABE).

10.50 The Core Strategy will need to ensure that Design and Access Statements demonstrate how proposals deliver high quality places.

Option DMEQ1

Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development deliver high quality places.

Option DMEQ2

Identify a new list of criteria to assess Design and Access Statements against. What should the criteria be?

Option DMEQ3

Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.

Environmental Protection and Enhancement

10.51 Protection and enhancement of the environment are core themes running through Government policy. Much protection is afforded to the natural and built environment through legislation other than planning law.

Question EMQEQ1: Given the level of protection afforded to the natural and built environment through other forms of legislation such as landscape designations (Area of Outstanding Natural Beauty, AONB) or nature conservation designations (Site of Special Scientific Interest, SSSI), would a general policy seeking to protect and enhance the built and natural, including historic environment, be sufficient? What criteria would be required for such a policy?

Option DMEQ4

Development can increase the risk of flooding and pollution. Include a policy in the LDF addressing issues such as flood risk, impact on air quality, water quality, light pollution noise and other potentially polluting impacts of development.

Question DMQEQ2: What criteria could be used to assess Option EQ4?

10.52 In addition to the Local Plan strategy which seeks to achieve sustainable development, the adopted Local Plan addresses climate change through a number of Policies:

- ST8 'Sustainable Construction'
- EP4 'Building Waste'
- EU1 'Renewable Energy'

10.53 The Core Strategy will need to provide positive policies to enable the achievement of the draft RSS targets for renewable energy (renewable heat and electricity generation), the district target will be informed by the draft RSS.

10.54 Climate change can be dealt with through the use of renewable energy as opposed to fossil fuels to provide heat and energy to a home and through the design of buildings ensuring they are more energy efficient.

10.55 PPS 22 states that local planning authorities (LPA) and developers should consider the opportunity for incorporating renewable energy projects in all new developments. Small-scale renewable energy schemes utilising technologies such as solar panels, biomass heating, small-scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated into new developments and some existing buildings. Local planning authorities should specifically encourage such schemes through positively expressed policies in local development documents. The LPA may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments.

10.56 The draft RSS states in policy RE5 (Renewable Energy and New Development) that larger-scale developments (10 or more dwellings, sites of more than 0.5 ha or developments with 1,000 m² or more) will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use by users on site by 10%. The draft RSS Panel Report (January 2008) increased that target to 20%.

10.57 Option DMEQ5

In light of the draft RSS include a policy which seeks:

- A. The renewable energy requirement set out in Policy RE5 of the draft RSS, or
- B. The renewable energy requirement set out in Policy RE5 of the Panel Report into the draft RSS,
- C. Go beyond the draft RSS target and develop an evidence based on-site renewable energy requirement policy, extending the draft RSS requirement to apply to all new buildings, or
- D. An alternative option.

In all cases to assist developers in complying with policy, they will be required to submit:

- 1. The target building carbon emissions TBE or the target site carbon emissions TSE assuming compliance of Part L 2006 of the Building Regulations and no use of on-site renewable energy expressed in CO2 tonnes/yr.
- 2. An assessment of the renewable energy technologies chosen for the development and their expected contribution to the energy demand expressed as a percentage as measured in CO2 tonnes/yr.

10.58 Option EQ3 [Carbon Emissions \[See page 74\]](#) in the Environmental Quality chapter of the Core Strategy looks at renewable energy and climate change, please cross reference and consider the issues. Also, please decide where the issue should be dealt with, in the Core Strategy or Development Management Policies section of the LDF.

Health and Well Being

Issues	Topic
<ul style="list-style-type: none"> • Need to ensure sufficient recreation space, such as new urban parks, allocations of space currently much too small. 	Open Space Provision
<ul style="list-style-type: none"> • Need good quality housing e.g. amenity/layout. • Need quality open space as part of overall design of development. 	Design

After reading this chapter, we would like you to tell us:

- if any issues for South Somerset have been missed;
- which option you favour and why; and
- any other options you can think of for dealing with the issues.

Where possible, we would like you to provide evidence to support your view.

Open Space Provision

10.59 Open spaces and the ability to undertake recreation outside underpin people's quality of life. Open space has an important role to play in promoting healthy living, not only do open spaces provide opportunities to be active, but networks of open/green spaces in urban areas are vital from a nature conservation/biodiversity perspective and can act as 'green lungs' improving air quality.

10.60 Local Plan Policy CR2 seeks the provision of outdoor playing space and amenity space in new development based on national standards. The policy works well, but the provision of new urban parks cannot be achieved.

Option DMHWP1

Retain and expand Local Plan Policy CR2 to cover the provision of urban parks, the provision of which would be sought from all development.

See planning obligations section in [Environmental Quality \[See page 72\]](#) chapter of this document for a discussion on the provision of planning obligations.

Design

10.61 PPS3 identifies design quality as a key priority for housing, it notes that where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is a good provision of recreational areas, including private gardens, play areas and informal space. This issue, along with all other aspects of high quality design is addressed in the [Environmental Quality \[See page 92\]](#) section of the Development Management Policies.

Housing

Issues	Topic
<ul style="list-style-type: none"> • The demand for housing and other types of development is placing pressure on land availability and house prices. • In relation to annexes, particularly those in open countryside, there are a lot of properties where the annex is larger than the main house (2 bed and with separate entrances and totally self contained) the conversion of these to 	<p>Housing Density</p> <p>Location of Development</p>

residential use is an issue as it can be tantamount to new dwellings in the open countryside by default.	
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After reading this chapter, we would like you to tell us:

- if any issues for South Somerset have been missed;
- which option you favour and why; and
- any other options you can think of for dealing with the issues.

Where possible, we would like you to provide evidence to support your view.

Housing Density

10.62 Density is a measure of the number of dwellings that can be accommodated on a site or in an area. PPS 3 seeks the efficient use of land and requires Local Planning Authorities to develop a housing density policy to ensure this locally. The national indicative minimum should be 30 dwellings per hectare (dph) development below this should have special justification.

10.63 Policy H2 of the draft RSS requires SSTCs to have housing densities of 50 dph or higher in well planned, mixed use developments and that all developments should exceed 30dph. The draft RSS seeks an average across Housing Market Areas (HMAs) in excess of 40dph.

Option DMH1

Develop one broad density range across the District or set out a range of densities across the plan area.

Option DMH2

Set out a range of densities for

- A. SSCT - Yeovil
- B. Draft RSS Development Policy B settlements (Market Towns)
- C. Draft RSS Development Policy C settlements (Small towns and Villages)

What should the densities be:

- A. SSCT - Yeovil 50dph
- B. Development Policy B settlements = 40dph
- C. Development Policy C settlements 30dph

Option DMH3

Develop densities based on the merits of each town, rural centre and village in relation to density.

Question DMQH1: Density is an important factor in determining the overall character of development in the District's settlements. Is it a Core Strategy issue that relates to the principle of development? If this is the case, should the density of development be considered in a Development Management policy or should it be in the Core Strategy?

Location of Development

10.64 PPS7 - Sustainable Development in Rural Areas is clear that new development in the countryside should be strictly controlled (including single dwellings) and that the focus of new residential development should be in existing towns and service centres. Development to meet an identified local need is acceptable under certain circumstances and residential conversions may be appropriate in some locations and for some types of building.

Question DMQH2: Under what circumstances should we allow the conversion of an existing building for a residential use?

Option DMH4

Include a criteria based policy dealing with the conversion of buildings to residential use, criteria could include:

- A. Sustainable location;
- B. Where there is a proven local housing need that would not otherwise be met;
- C. Where there is not a more appropriate economic use for the building;
- D. Where the building has failed marketing, including freehold sale of the property;
- E. Where the essence of the building is preserved and/or maintained;

10.65 The issue identified above relates to the creation of new residential properties in unsustainable locations, where residential development would not normally be acceptable.

Question DMQH3: Can we prevent the non-genuine conversion of these annexes? If not, how can we prevent the subdivision of the property into two separate units? Is this a fair and reasonable goal for the LDF?

Additional Issues

10.66 National Guidance (Planning Policy Guidance and Planning Policy Statements) identifies issues and policies that should be addressed locally in the relevant Local Development Document (LDD). In addition to the issues which have been addressed above, we need to consider if, and how we include the following as Development Management Policies:

PPG/PPS	Issue
PPS3 - Housing	Delivery of housing should be managed.
	Encourage sustainable and environmentally friendly housing - see PPS on climate change and Code for Sustainable Homes.
PPG 4 - Industrial, Commercial Development and Small Firms	Where appropriate, plans should provide specifically for the types of industry, which, although necessary, may be detrimental to amenity, or a potential source of pollution.
	Optimum use should be made of potential sites and existing premises in inner cities and other urban areas, taking into account such factors as accessibility by public transport, particularly in the case of labour-intensive uses. Local planning authorities should identify such areas and indicate their appropriate alternative uses, including industrial and commercial uses, in their development plans, keep up-to-date details on available sites, and provide information about them to potential developers.
PPS6 - Town Centre	Define a network and hierarchy of centres
	Define the extent of the primary shopping areas and town centres on the Proposals Map
	develop spatial policies and proposals to promote and secure investment in deprived areas by strengthening and/or identifying opportunities for growth of existing centres and access to local facilities
	set out criteria based policies in accordance with PPS for assessing and allocating new development proposals including development sites that are not allocated
	Should prepare policies to help manage the evening and night-time economy

PPS7 - Sustainable Development in Rural Areas	New building development in the open countryside should be strictly controlled.
	LDDs should set out the criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and other purposes, including mixed uses.
	LDDs should set out the criteria they will apply to the replacement of dwellings in the countryside.
	Local landscape designations, carefully drafted criteria based LDD policies should provide the necessary protection for these areas.
	Suggested that LPAs may want to protect specific areas of best and most versatile agricultural land from speculative development.
	Where appropriate set out policies on the provision of new holiday and touring caravan sites, chalet development and on the expansion or improvement of existing sites.
PPS9 - Biodiversity and Geological Conservation	Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.
	LDDs should indicate the location of designated sites of importance.
	LDDs should identify any sites for restoration or creation of new priority habitats.
	Criteria based policies should be in place against which to assess proposed developments in regionally and locally important sites.
PPG13 - Transport	Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.
PPG17 - Planning for Open Space, Sport and Recreation	No Issues Identified.
PPG15 - Planning and the Historic Environment	Policies should encourage the reuse of neglected historic buildings.
PPG16 - Archaeology and Planning	Should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.
	Archaeological remains identified and scheduled as being of national importance should normally be earmarked in development plans for preservation.
Good Practice Guidance on Planning For	Should determine if any policies are needed for tourism beyond what is set out in the Core Strategy.

Tourism (replaces PPG 21)	
PPS22 - Renewable Energy	LPA's may wish to prepare policies relating to both standalone renewables schemes and the integration of RE within the built environment
	There should be a general policy in the core strategy, then a criteria policy listing the issues that will be taken into account when considering specific applications.
	Whilst PPS22 avoids the creation of buffer zones, criteria based policies will still need to afford protection to areas outside nationally designated areas, as the impacts upon these designated areas is a material consideration
	PPS22 makes the introduction of RE into development projects and the use of passive solar design 'normal planning matters', which effectively means the local planning authority has the ability to produce policies on these matters and take them into account when determining planning applications.
PPS23 - Planning and Pollution Control	LDDs should set out the criteria against which applications for potentially polluting developments will be considered. Appendix A contains a long list of matters for consideration in preparing LDDs and making decisions on planning applications e.g. impacts on health and general amenity, environment benefits that the development might bring and the existing and likely future air quality of an area.
	LPA's may wish to set out in their LDDs principles and policies to deal with cumulative effects of pollution when development would make the impact unacceptable.
PPG24: Planning and Noise	Policies on noise should take account of the guidance in the Annexes of the PPG which contain noise exposure categories for dwellings, explain noise levels, give detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specify noise limits, and advise on insulation of buildings against external noise.
PPS25 - Development and Flood Risk	LPA's should prepare LDDs that set out policies for the allocation of sites and the control of development which avoid flood risk to people and property where possible and manage it elsewhere, reflecting the approach to managing flood risk in the PPS and in the RSS. There should be early consideration of flood risk in the formulation of LDDs.
	Where climate change is expected to increase flood risk LPA's should consider whether there are opportunities in the preparation of LDDs to relocate development to more sustainable locations.

10.67 The key to many types of development will be if it is acceptable in terms of:

- a. where it is located
- b. how it is designed
- c. how it fits into its surroundings

Question QDMAI1: Looking at the information above, which issues do you think need to be addressed by us in a DM policy?

Question QDMAI2: Given that we are only supposed to have a small number of DM policies are there any policies that could be addressed by a couple of over-arching policies, maybe one already suggested earlier in the document?

Question QDMAI3: Are there any issues that you feel we do not need to cover? Why are you of this opinion

Evidence used to inform this chapter

Baker Associates, 2007. Sedgemoor DC, Taunton Deane BC and West Somerset DC Local Development Framework, Development Management Policies, Issues and Options Discussion Paper (evidence base to this document is also relevant)

CLG, 2006. Good Practice Guidance on Planning For Tourism (replaces PPG 21)

CLG, 1992. Planning Policy Guidance 4 - Industrial, Commercial Development and Small Firms

CLG, 2001. Planning Policy Guidance 13 - Transport

CLG, 1994. Planning Policy Guidance 15 - Planning and the Historic Environment

CLG, 1990. Planning Policy Guidance 16 - Archaeology and Planning

CLG, 2002. Planning Policy Guidance 17 - Planning for open space, sport and recreation

CLG, 1994. Planning Policy Guidance 24 - Planning and Noise

CLG, 2006. Planning Policy Statement 3 - Housing

CLG, 2005. Planning Policy Statement 6 - Town Centres

CLG, 2004. Planning Policy Statement 7 - Sustainable Development in Rural Areas

CLG, 2005. Planning Policy Statement 9 - Biodiversity and Geological Conservation

CLG, 2004. Planning Policy Statement 22 - Renewable Energy

CLG, 2004. Planning Policy Statement 23 - Planning and Pollution Control

CLG, 2006. Planning Policy Statement 25 - Development and Flood Risk

South West Regional Assembly, June 2006. The Draft Regional Spatial Strategy for the South West 2006-2026