

Yeovil Town Council



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Please note change to usual day

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

The Time... **7.00pm**

The Date... **Tuesday 31 August 2010**

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

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



Alan Tawse

Alan Tawse
Town Clerk

24 August 2010

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

Planning and Licensing Committee

To: All Members of the Planning and Licensing
Committee

J Vincent Chainey (Chairman)

Philip Chandler (Ex-officio)

Clive Davis (Ex-officio) (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

John Hann

Simon Hester

Andrew Kendall

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 2 August 2010.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

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

4. **PLANS LIST** (Pages 3 to 26)

5. **REPORT TABLE** (Page 27)

6. **PLANNING DECISIONS** (Pages 28 to 30)

7. **PLANNING APPLICATION CONSULTATIONS : NEIGHBOURING WARD (Yeovil Without)**

Planning Application No: 10/02968/REM

Proposal: Residential development of 127 units, landscaping, open space, infrastructure and creche with associated works (GR 357652/117726)

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: Barratt Homes

Planning Application No: 10/02973/REM

Proposal: Residential development of land comprising of 119 units, landscaping, infrastructure and associated works (phase2).

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: David Wilson Homes

Planning Application No: 10/03252/REM

Proposal: Residential development of land comprising of 63 units, landscaping, infrastructure and associated works (phase2). (GR 357652/117726)

Location: Key Site Lyde Road Yeovil Somerset BA21 5HR

Applicant: Bloor Homes

A report on the above applications in Yeovil Without Parish will follow.

8. **CORRESPONDENCE**

9. **STREET TRADING - CONSENT FEES**

A request has been received from Yeovil Town Partnership for this Committee to consider the waiving of fees for stallholders on the evening of Thursday 25 November 2010 (Christmas launch), in return for a contribution to be collected from stallholders for the Mayor's choice of charity.

The views of the Committed are requested.

	Application No	Proposal	Address
1	10/02597/FUL	The formation of new turning head, improvements to existing car park, formation of additional 7 No. car parking spaces all for school purposes and the erection of a bin store structure for use by dwellings (GR 356229/117506)	Land At Bucklers Mead School St Johns Road Yeovil
2	10/02961/FUL	The retention of temporary elliott huts. GR (355293/116759)	Yeovil College Mudford Road Yeovil
3	10/02967/FUL	The erection of a conservatory (GR 355436/116767)	6 Green Quarry Mudford Road Yeovil
4	10/02991/FUL	Alterations and the erection of single storey extensions and extension to car parking area GR (355040/116432)	The Knoll Nursing Home 33 Preston Road Yeovil
5	10/03058/FUL	The siting of a metal storage container (GR 357254/116619)	7 Buckland Road Pen Mill Trading Estate Yeovil
6	10/03077/FUL	The installation of a replacement shop front. (GR 355887/115956)	47 Middle Street Yeovil Somerset
7	10/03176/FUL	Change of use from four flats to a single dwelling (from Use Class C2 to C3) (GR 354905/116102)	14 Grove Avenue Yeovil Somerset
8	10/03239/FUL	The erection of a single storey extension to rear of dwelling. (GR 354498 114820)	1 Yew Tree Close Yeovil Somerset
9	10/03257/FUL	Revised location of extraction ducting and flue (Retrospective). (GR 354573/117130)	Polat's Place 8A Coronation Avenue Yeovil

PLANNING MEETING
MONDAY 31 AUGUST 2010

PLANS LIST

The schedule of planning applications is attached.

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

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

BACKGROUND PAPERS

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

HUMAN RIGHTS ACT 1998 ISSUES

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

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

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

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

3. The First Protocol

Article 1: Protection of property

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

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

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

LEVEL 1 APPLICATIONS

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

1. Dwellings

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

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

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

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

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

1. Householder

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

2. Adverts

3. Listed Building Consents (Alterations)

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

LEVEL 2 APPLICATIONS

1. **Dwellings**
 - More than 2 units (full) and more than 0.1 hectare (outline)
2. **Offices/R&D/Light Industry**
3. **Heavy Industry/Storage/Warehousing**
4. **Retail/Distribution/Servicing**
5. **All Other Minor Developments**
 - Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)
6. **Change of Use**

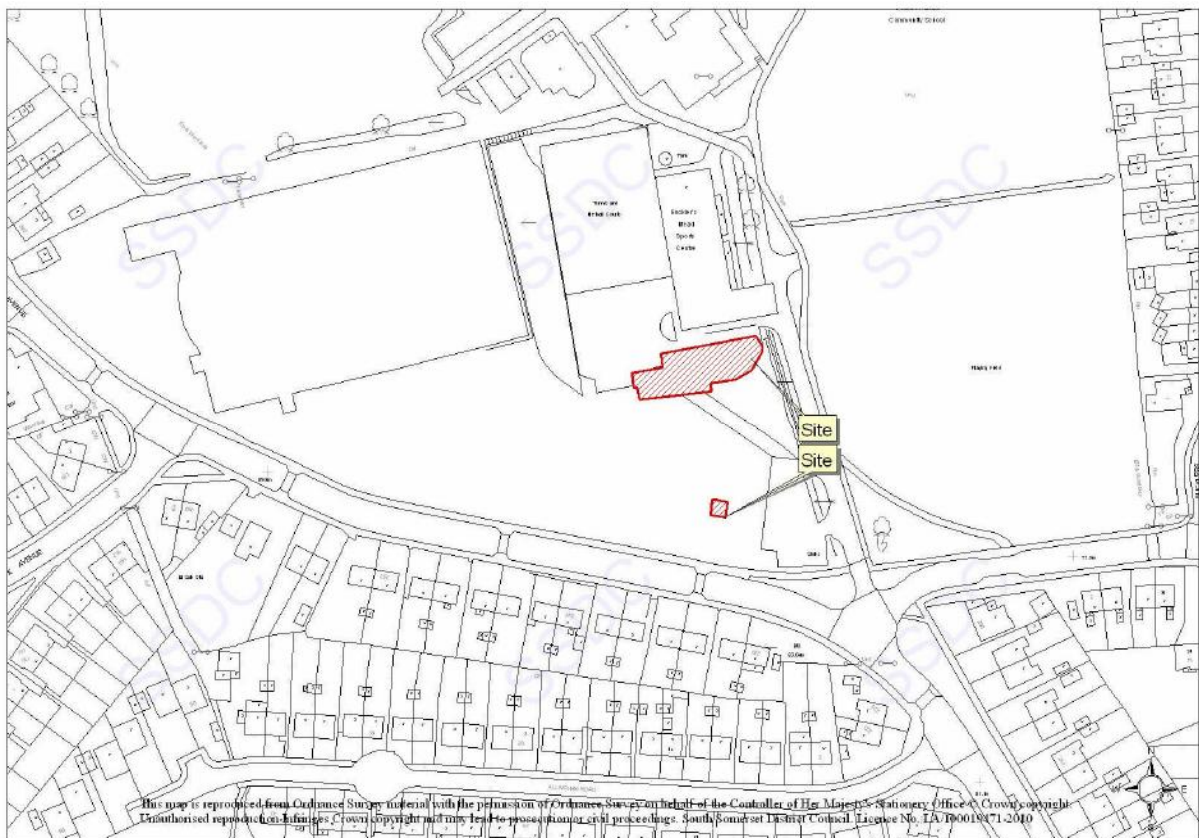
LEVEL 3 APPLICATIONS

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

1. Officer Report On Planning Application: 10/02597/FUL

Site Address:	Land At Bucklers Mead School St Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	The formation of new turning head, improvements to existing car park, formation of additional 7 No. car parking spaces all for school purposes and the erection of a bin store structure for use by dwellings (GR 356229/117506)
Recommending Case Officer:	Alex Skidmore
Target date :	13th September 2010
Applicant :	Barratt Homes (Exeter Division)
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking planning permission to form a new turning head for refuse and emergency vehicles, to extend an existing car park to provide an additional 7 parking spaces to serve the school and to erect a bin store (measuring 3.5m wide, 3.5m deep and 3.7m high) to serve the housing development that is currently under construction.

The site of the new turning head and car parking area is located on the grounds of and is to serve Bucklers Mead School and adjoins an existing area of car parking. There a number of mature trees on the site which will need to be cut down to make room for the

new parking and turning area. The site is immediately adjacent to the new housing development currently under construction to the south and is otherwise surrounded by school grounds.

The proposed bin store is to be situated centrally within the housing scheme and should not be visible from outside the development. It is to be of solid construction with brick walls and tiled roof to match that being used elsewhere on the development.

HISTORY

08/00073/REF (Appeal against refusal): Residential development of 14 dwellings, 5 flats over garage units, 18 flats with associated roads, footways, parking, drainage and landscaping (reserved matters to 04/02981/OUT). Allowed subject to conditions 2008.

08/00271/REM: Residential development of 14 dwellings, 5 flats over garage units, 18 flats with associated roads, footways, parking, drainage and landscaping (reserved matters to 04/02981/OUT). Refused 2008.

07/00060/FUL: Construction of new access road and turning head. Permitted 2007.

04/02981/OUT: Residential development land and construction of a new access road. Permitted 2005.

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan 2006:

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR4 - Development in Towns

Policy 33 - Provision for Housing

Policy 39 - Transport and Development

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

ST5 - General Principles of Development

ST6 - The Quality of Development

TP6 - Non-Residential Parking Provision

TP7 - Parking Provision in Residential Areas

National Guidance:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPG13 - Transport

CONSULTATIONS

Technical Services: No comment

County Highways: No comments received at the time of writing this report

Regeneration: No comments received at the time of writing this report
SSDC Arbotist: No comments received at the time of writing this report

REPRESENTATIONS

A general interest site notice has been erected and 46 neighbours have been consulted, no written representations had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Impact upon the general amenity of the area as a result of the loss of trees growing on the site of the proposed car park / turning area.
- Impact of the new bin store upon the design and layout of the approved scheme.
- Impact of the upon the residential amenity of the new dwellings currently under construction on the site.
- Impact upon parking provision and highway safety.

RECOMMENDATION

The observations of the Town Council are invited.

2. Officer Report On Planning Application: 10/02961/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The retention of temporary elliott huts. GR (355293/116759)
Recommending Case Officer:	Alex Skidmore
Target date :	21st September 2010
Applicant :	Yeovil College
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking to renew permission 07/03122/FUL to retain five temporary elliot type classroom units on an area of car parking on the Mudford Road side of Yeovil College campus. It would appear that these elliot units have the subject of a number of previous repeat permissions and have occupied this position for nearly ten years.

There are thick belts of trees to the east, west and south of the site which completely screens the buildings from the adjacent highway. It is noted that the trees immediately to the west and south of the buildings are the subject of a group TPO but they are unaffected by the proposed retention of these building. The buildings are positioned well away from any residential properties. Whilst the buildings are starting to show some signs of their age they still appear to be in a reasonably good state of repair.

HISTORY

07/03122/FUL: Retention of temporary elliot huts. Permitted 2007.

03/00671/FUL: Retention of an elliot prefabricated unit (renewal of 00/00383/FUL). Permitted 2003.

03/00185/FUL: Retention of 4 elliot units. Permitted 2003.

00/00383/FUL: Temporary relocation of elliot unit. Permitted 2000.

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan 2006:

The policies of most relevance to the proposal are:
Somerset and Exmoor National Park Joint Structure Plan (1991-2011):
STR1 - Sustainable Development
STR4 - Development in Towns
Policy 33 - Provision for Housing
Policy 39 - Transport and Development
Policy 49 - Transport Requirements of New Development
South Somerset Local Plan 2006:
ST5 - General Principles of Development
ST6 - The Quality of Development
TP6 - Non-Residential Parking Provision
TP7 - Parking Provision in Residential Areas

National Guidance:
PPS1 - Delivering Sustainable Development

CONSULTATIONS

Technical Services: No comments received at the time of writing this report
County Highways: No observations

REPRESENTATIONS

20 neighbours have been notified of this application, no written representations had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Is there a continued need to justify the retention of these temporary building.
- Impact upon the visual amenity and streetscene.
- Impact upon residential amenity.
- Impact upon parking provision and highway safety.

RECOMMENDATION

The observations of the Town Council are invited.

3. Officer Report On Planning Application: 10/02967/FUL

Site Address:	6 Green Quarry Mudford Road Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a conservatory (GR 355436/116767)
Recommending Case Officer:	Jane Green
Target date :	21st September 2010
Applicant :	Mr James
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



6 Green Quarry is a two storey, end of terrace property is constructed of block and render under a plain tiled roof. The property is located off a small access road accessed from Mudford Road, which serves only the four properties in the terrace. The terrace sits high above Mudford Road and is barely visible from the street. The actual property being the last to be reached, occupies a large plot with the main garden area to the side and the front. Other residential properties are located to the north east at the rear, to the south west to the front and Pearson House, a sheltered housing complex for the elderly is located to the south east.

The application seeks planning permission for the erection of a conservatory to be located on the south east side elevation. Proposed construction will be of glazing in a white uPVC frame constructed on a dwarf wall in rendered block to match the existing property. Its form will be of an L shape and will measure 5.15 metres at its deepest, 3.2 metres in height and 7.5 metres at its widest expanding almost the full depth of the property.

HISTORY

90/02950/FUL - The construction of a pitched roof to existing flat roofed extension - Application permitted with conditions November 1990

790583 - The carrying out of alterations and the erection of a two storey extension to dwellinghouse at 6 Green Quarry, Mudford Road, Yeovil - Conditionally approved May 1979

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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

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

REPRESENTATIONS

4 neighbours notified, no representations received to date

CONSIDERATIONS

- Whether the proposal respects the form and character of the existing dwellinghouse?
- Is the proposal in keeping with the character of the area?
- Are there residential amenity issues in terms of overlooking or overshadowing to the neighbouring properties?

RECOMMENDATION

The views of the Town Council are invited

4. Officer Report On Planning Application: 10/02991/FUL

Site Address:	The Knoll Nursing Home 33 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of single storey extensions and extension to car parking area GR (355040/116432)
Recommending Case Officer:	Alex Skidmore
Target date :	15th September 2010
Applicant :	Mr M Ghuman
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking to extend and alter the existing car park and to erect a single storey extension to the rear of the nursing home to create one additional bedroom and to erect a single storey extension to the east elevation to create a link between two external doors and a new W.C.

The Knoll Nursing Home is located on the south side of Preston Road opposite the cemetery and is located within a designated development area and is within The Park conservation area. The nursing home occupies a large red brick Victorian villa that has recently been extended significantly at the rear at single storey level. The home is set well back from and is largely screened from the road to the front by dense planting and has a relatively narrow access drive which leads to an area of parking in front of the building that can accommodate ten plus cars. It is noted that the ground levels of the neighbouring property to the east is approximately 1 metre higher than that of the nursing home and that along the east boundary is robust boundary treatment comprising a low stonewall and high close board fencing above. The site of the proposed car park extension is currently given over to grass and is bounded by a number of mature evergreen trees and planting that screens this area from the road beyond. There is an area of garden to the rear and the property appears to be surrounded by residential dwellings.

HISTORY

10/01746/TCA: Notification to fell 5 trees within a conservation area. Permitted 2010.

09/03886/TCA: Notification to fell and carry out surgery works to various trees. Permitted 2009.

08/04315/FUL: Alterations and erection of single storey extensions to nursing home (revised application). Permitted 2008.

08/01644/FUL: Erection of single storey extensions to nursing home. Refused 2008.

03/01485/FUL: Erection of an extension to nursing home. Permitted 2003.

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (2006):

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR4 - Development in Towns

Policy 9 - The Built Historic Environment

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Areas

TP6 - Non-Residential Parking Provision

National Guidance:

PPS1 - Delivering Sustainable Development

PPS4 - Economic Growth

PPG13 - Transport

CONSULTATIONS

Technical Services: Surface water disposal via soakaways

County Highways: No comments received at the time of writing this report

SSDC Arborist: No comments received at the time of writing this report

REPRESENTATIONS

The application has been advertised within the Western Gazette, a site notice has been erected and 9 neighbours have been notified. At the time of writing this report written representations had been received from one neighbour stating that they had no objection to the proposal.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Impact upon the character and appearance of this property.
- Impact upon the character, appearance and setting of the surrounding conservation area.
- Impact upon the residential amenity of neighbouring properties.

- Impact upon on site parking and turning and highway safety.
- Impact upon the trees in the vicinity of the new car parking area. Are these trees likely to be adversely affected by the new parking area, if so do these trees make a valuable contribution to the amenity of the surrounding conservation area or screening of this site and therefore merit retention / protection, can this protection be achieved through an appropriate tree protection scheme?

RECOMMENDATION

The observations of the Town Council are invited.

5. Officer Report On Planning Application: 10/03058/FUL

Site Address:	7 Buckland Road Pen Mill Trading Estate Yeovil
Ward :	Yeovil (East)
Proposal :	The siting of a metal storage container (GR 357254/116619)
Recommending Case Officer:	Jane Green
Target date :	1st October 2010
Applicant :	Mr Terry Dyer
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



7 Buckland Road is a modest industrial unit sited on the north side of the road, located within the Pen Mill Trading Estate. Built of red brick under a profiled cement roof it is surrounded by mainly larger industrial and commercial units. To the front of the unit is a modest area for parking and for access to the front of the unit. This is bounded to the north and west by a metal palisade fence.

The application seeks permission to erect a metal storage container forward of the building against the north boundary adjacent to the fence. The container will measure 6.2 metres in length by 2.45 metres in depth and 2.8 metres high. The colour proposed is blue but the applicant has indicated they would be happy to paint an alternative colour if deemed necessary. The reason for the container is extra storage for the business, which deals with metal mesh.

HISTORY

Most recently:

01/02176/COU - The change of use of premises from D1 (Education) to B2 (Industrial/Fabrication) - Application permitted with conditions October 2001

00/01451/COU - Change of use of premises from D1 (Education) to B1, B2 and B8 (Industrial/Warehouse) - Application refused July 2000

00/00323/COU - The change of use of premises from D1 (Education) to the assembly of computers and audio visual equipment with ancillary storage and offices - Application permitted with conditions July 2000

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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)

ST5 (General Principles of Development)

ST6 (Quality of Development)

TP6 (Non-residential Parking Provision)

CONSULTATIONS

Technical Services - Awaiting comments

SCC Highways - Awaiting comments

REPRESENTATIONS

4 neighbours notified and site notice (general interest) erected

CONSIDERATIONS

- Is the proposal visually acceptable in the streetscene and in keeping with the wider character of the area?
- Are there residential amenity issues that impact on the occupiers of nearby premises?
- Does the proposal prejudice parking or traffic movements on the site?

RECOMMENDATION

The views of the Town Council are invited

6. Officer Report On Planning Application: 10/03077/FUL

Site Address:	47 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The installation of a replacement shop front. (GR 355887/115956)
Recommending Case Officer:	Alex Skidmore
Target date :	21st September 2010
Applicant :	Mr Jonathan Kingerlee
Type :	Minor Retail less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking to install a new shopfront.

47 Middle Street is a fairly large, currently vacant retail unit that is located towards the lower (eastern) end of the pedestrian area of Middle Street and is within Yeovil's town centre cordon and area of Primary Shopping Frontages. Whilst the upper part of the building retains some character, albeit a quirky mix of styles and materials, the shopfront is dominated by large plate glass windows and fascia area and has a tired appearance that lacks any real character. At the time of the site visit external security grills had been secured over the shop front.

HISTORY

None relevant.

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (2006):

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR4 - Development in Towns

South Somerset Local Plan (2006):
ST5 - General Principles of Development
ST6 - The Quality of Development
MC7 - Design in Town Centres

National Guidance:
PPS1 - Delivering Sustainable Development
PPS4 - Economic Growth

South Somerset District Council's Supplementary Planning Document:
The Design of Shopfronts, Signs and Security Measures

CONSULTATIONS

Technical Services: No comments
County Highways: No observations
Yeovil Town Centre Manager: No comments received at the time of writing this report
Regeneration Officer (South): No comments received at the time of writing this report

REPRESENTATIONS

A site notice has been erected and 6 neighbours have been notified, no comments had been received at the time of writing this report.

CONSIDERATIONS

Principle considerations in the determination of this application:

- Impact upon the character and appearance of the building and streetscene.

RECOMMENDATION

The observations of the Town Council are invited.

7. Officer Report On Planning Application: 10/03176/FUL

Site Address:	14 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Change of use from four flats to a single dwelling (from Use Class C2 to C3) (GR 354905/116102)
Recommending Case Officer:	Simon Fox
Target date :	7th October 2010
Applicant :	Mrs Liz Beckinsale
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The application site is located within a residential area and currently comprises four flats in C2 use.

This application seeks a change the use from four flats to a single dwelling house (C3 use). As the application seeks only a change of use no external alterations are proposed.

The site is within the development area as defined in the South Somerset Local Plan but outside the Conservation Area.

HISTORY

883280: Regulation 4: The conversion of dwelling house into 5 units of living accommodation for homeless families: Conditionally Approved: 04.01.1989

891093: Regulation 4: The conversion of dwelling house into four units of accommodation for homeless families and provision of car parking area: Conditionally Approved: 14.06.1989

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Car Parking in Residential Areas

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Technical Services

REPRESENTATIONS

Neighbouring properties to the site have been notified. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The key matters to consider in this case are:

- The site is located within the development boundary where the local plan states development is acceptable in principle.
- Does the reversion to a single dwelling house represent any significant issues over and above the existing situation?

Site specific matters:

- Will the proposed dwelling have any affect on adjacent properties?
- Does the scheme provide sufficient, useable and safe on-site parking?

RECOMMENDATION

The views of Yeovil Town Council are invited.

8. Officer Report On Planning Application: 10/03239/FUL

Site Address:	1 Yew Tree Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension to rear of dwelling. (GR 354498 114820)

Recommending Case Officer:	Jane Green
Target date :	29th September 2010
Applicant :	Mr & Mrs White
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



1 Yew Tree Close is a semi detached property constructed of buff coloured brick under a concrete profile tile roof. It occupies a corner position with the side elevation of the property facing onto Forest Hill. To the rear of the property lies a 15 metre deep garden and beyond an access road to the rear of the properties on Yew Tree Close. The other properties in the road are of the same design and many have been extended with conservatories and single storey extensions to the rear.

The application seeks planning permission for the erection of a single storey extension to the rear of the property to accommodate a garden room and wc. It will replace a modest timber framed structure. The proposal will measure 3.4 metres in depth, 3.5 in height and extend the full width of the property. Its design takes the form of a lean to and materials will match the existing property. To the rear there is a large expanse of glazing proposed, a window and a patio door. The roof of the extension will see a small rooflight inserted and the side east facing elevation will be mainly glazed. No windows are proposed in the side west facing elevation towards the adjoining neighbour.

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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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

Technical Services - Awaiting comments
SCC Highways - Awaiting comments

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

- Whether the proposal respects the form and character of the existing dwellinghouse?
- Is the proposal in keeping with the character of the area?
- Are there residential amenity issues in terms of overlooking or overshadowing to the adjoining and adjacent neighbours?

RECOMMENDATION

The views of the Town Council are invited

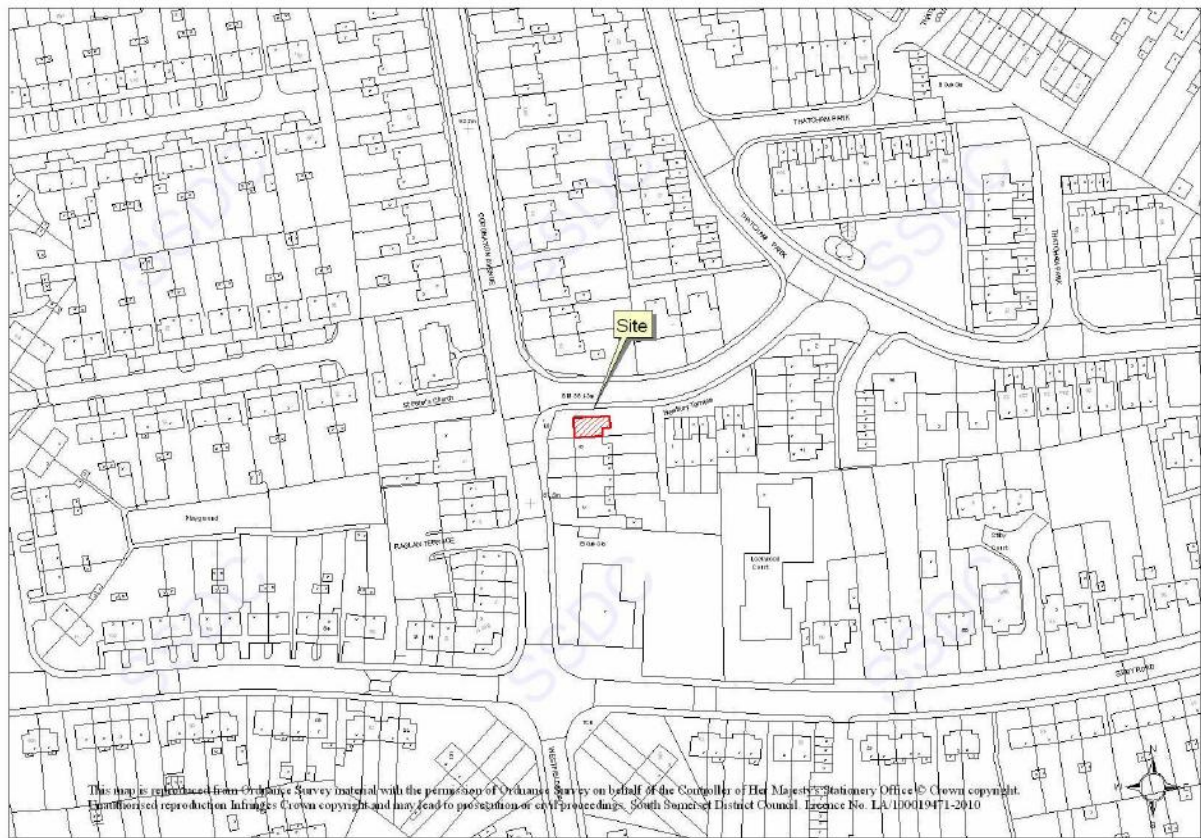
9. Officer Report On Planning Application: 10/03257/FUL

Site Address:	Polat's Place 8A Coronation Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	Revised location of extraction ducting and flue (Retrospective). (GR 354573/117130)
Recommending Case Officer:	Jane Green
Target date :	30th September 2010
Applicant :	Mrs H Polat

Type :

Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



8A Coronation Avenue forms the end unit of a terrace of purpose built commercial premises with residential flats above. Built of red brick and render under a plain tiled roof the main shop frontage faces to the west with the access door on the corner of the premises. The premises occupy the corner position fronting Coronation Avenue and side on to Thatcham Park. There is off road parking for approximately three cars. The premises now operate as a fish and chip takeaway after successfully obtaining planning permission to change use from a Post Office in February 2010.

The application seeks retrospective planning permission for the erection of extraction ducting and flue. The equipment has been erected in a different position on the side elevation than approved as part of the change of use application earlier this year. It has been positioned on the north facing side elevation approximately 4 metres towards the rear, in an easterly direction from the position approved. It is larger and taller than originally anticipated.

HISTORY

09/04626/COU - Change of use of premises from post office (use class A1) to fish and chip takeaway (Use class A5) - Application permitted with conditions February 2010

95/07295/FUL - Erection of a two storey extension - Application permitted with conditions February 1995

761446 - Installation of new shop front at The Post Office, Coronation Avenue, Yeovil - Approved October 1976

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)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

EP2 (Pollution and Noise)

EP7 (Potential Odour Generating Developments)

CONSULTATIONS

Environmental Protection Unit - Awaiting comments

Technical Services - No comment

SCC Highways - Awaiting comments

REPRESENTATIONS

10 neighbours notified, no representations received to date

CONSIDERATIONS

The main considerations here are:

- Whether the installation of the flue and ducting in this position and its size as opposed to that which was approved is visually acceptable?
- Are there residential amenity issues in terms of unpleasant odours or noise from extraction caused with the equipment in the current position as opposed to the scheme that which was approved previously?

RECOMMENDATION

The views of the Town Council are invited

PLANNING DECISIONS

- 05/01418/OUT Residential development of land at Goldcroft Allotments, Milford Road Yeovil Somerset BA21 4DD. Applicant Yeovil Town Council.
- APPROVED** subject to conditions.
- 10/01202/FUL Application for new planning permission to replace extant permission 05/02432/FUL at The Tannery Eastland Road Yeovil, Somerset, Ba21 4EU. Applicant Laidlaw Services Ltd.
- APPROVED** subject to conditions.
- 10/01564/ADV The display of 1 No illuminated fascia sign and 1 No. externally illuminated projecting sign at 77 Middle Street Yeovil Somerset BA20 1LN. Applicant Amplifon Ltd.
- APPROVED** subject to conditions.
- 10/01707/COU The change of use of part of premises from residential (use class C2) to mixed residential (use class C3 and C2) and bed and breakfast at 100 – 104 West Coker Road Yeovil Somerset BA20 2JG.
- APPROVED** subject to conditions.
- 10/01760/R3D The erection of a single storey ranger centre to include office/kitchen/workshop/education/meeting room/tea room and public toilet at Land Adjoining Car Park, Brunswick Street, Yeovil, Somerset. Applicant South Somerset District Council.
- APPROVED** subject to conditions.
- 10/01831/FUL The installation of a new shop front, air conditioning units, siting of satellite dishes, and the erection of a front extension to premises at 94A Lyde Road Yeovil Somerset BA21 5DP. Applicant Coral Estates Ltd.
- APPROVED** subject to conditions.
- 10/01832/ADV The display of 2 No. internally illuminated fascia signs and 1 No internally illuminated projecting sign at 94A Lyde Road Yeovil Somerset BA21 5DP. Applicant Coral estates Ltd.
- APPROVED** subject to conditions.
- 10/01944/LBC Application for a new planning permission to replace extant permission 05/02441/LBC. Applicant Laidlaw Services Ltd.

APPROVED subject to conditions.

10/02041/FUL The erection of replacement boundary fencing at 4 Lower Turners Barn Lane Yeovil Somerset BA20 2JH. Applicant Mr James Waterfall.

APPROVED subject to conditions.

10/02102/ADV The display of 1 No internally illuminated fascia sign, 1 No non illuminated fascia sign and 2 No externally illuminated totem signs at Former Aldi Foodstore Ltd Sherborne Road Yeovil Somerset BA21 4HA. Applicant Farmsfoods Limited.

APPROVED subject to conditions.

10/02119/TPO Application to fell an Oak tree known as T1 within the South Somerset District Council (Brympton) 1997 Tree Preservation Order GR at 8 Akeman Close Yeovil Somerset BA21 3QS. Applicant Mr R Orell.

APPROVED subject to conditions

10/02180/FUL The carrying out of alterations and refurbishment at 19 Middle Street Yeovil Somerset BA20 1LF. Applicant Mrs Sarah Graves.

APPROVED subject to conditions.

10/02186/FUL The demolition of existing dwelling and the erection of 4 No. self contained flats and associated parking at Norford Manor Road Yeovil Somerset BA20 1UQ. Applicant Mr D Smith.

APPROVED subject to conditions.

10/02251/COU The change of use of part of floor from Estate Agents (use class A2) to miss use comprising recruitment agency (use class A2) and Training Facility (use class D1) at 30 Hendford Yeovil Somerset BA20 1TG. Applicant Hinton Harvey Employment Services.

APPROVED subject to conditions.

10/02410/FUL Alterations and the erection of a single storey extension to dwellinghouse at 61 Westborne Grove Yeovil Somerset BA20 2DG. Applicant Mr David Bartle.

APPROVED subject to conditions.

10/02415/COU The change of use of premises from retail (Use class A1) to a tattoo studio at 57 Princes Street Yeovil Somerset BA20 1EE.

APPROVED subject to conditions.

10/02451/LBC The carrying out of minor alterations to war memorial. Applicant Mr Alan Tawse.

APPROVED subject to conditions.

10/02474/FUL Alterations and the erection of a single storey rear extension including and integral garage to dwelling at 137 St Michaels Avenue Yeovil Somerset BA21 4LW.

APPROVED subject to conditions.

10/02475/FUL Alterations and the erection of rear two storey rear extension, single storey side extension and alterations to existing vehicular access at 88 Mudford Road Yeovil Somerset BA21 4AH. Applicant Miss L Rees and Nr M Duncombe.

APPROVED subject to conditions.

10/02873/LBC The carrying out of internal alterations to replace existing staircase at 39 Princes Street Yeovil Somerset BA20 1EG. Applicant Mr T Southcombe.

APPLICATION WITHDRAWN

Report Table for Town Council 31 August 2010

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
10/03019/ADV	217 Sherborne Road	Display of 2 internally illuminated wall mounted signs (Please note these signs are in addition to those approved under ref 10/01113/ADV in June 2010) This application however, did not allow an illuminated pylon sign.	None received at time of writing.	<ul style="list-style-type: none">• Are the signs in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number?• Do the signs prejudice public safety?