



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 6 December 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

30 November 2010

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

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 22 November 2010.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

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

4. **PLANS LIST** (Pages 2 to 22)

5. **REPORT TABLE** (Page 23)

6. **PLANNING DECISIONS** (Pages 24 to 25)

7. **STREET TRADING APPLICATION**

To consider a Street Trading application attached at page 26

8. **CORRESPONDENCE**

	Application No	Proposal	Address
1	10/04296/FUL	The erection of a single storey rear extension (GR 355928/116602)	6 Valley Close Yeovil Somerset
2	10/04491/FUL	The erection of 8 dwelling houses with associated highways, parking and landscaping (GR 354623/116011)	Land Rear Of 55 - 67 Preston Grove Yeovil Somerset
3	10/04549/FUL	The erection of a replacement rear extension and conversion of loft space (GR 354174/116220)	54 Westbourne Grove Yeovil Somerset
4	10/04643/FUL	The erection of 2 dwellings with associated car parking (GR 356582/116432)	Land At Former White Horse Inn 10 St Michaels Avenue Yeovil
5	10/04787/FUL	The erection of a conservatory (GR 354925/116261)	42 Grove Avenue Yeovil Somerset
6	10/04831/FUL	The erection of an extension to existing mosque at first floor level over car park and the construction of 2 No. flats at second floor level (GR 355514/115996)	8A Westminster Street Yeovil Somerset

PLANNING MEETING
MONDAY 6 DECEMBER 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: 10/04296/FUL**

Site Address:	6 Valley Close Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey rear extension (GR 355928/116602)
Recommending Case Officer:	
Target date :	28th December 2010
Applicant :	Mr C Richards
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



6 Valley Close is a two storey semi-detached dwelling situated on a steeply sloping road in an area characterised by similar two storey residential dwellings. Opposite the application site's principle elevation stand a set of five garages. To the rear of the property is a modest garden, bounded by fencing to the sides and brick to the far end, which adjoins that of four other dwellings, of which No 4 Valley Close is likely to be most affected by the proposal, standing two metres lower than the application site. The property is finished in brick and has a similarly finished single storey detached garage to the side. The proposal seeks to replace the existing white UPVC conservatory with a single storey rear extension, of slightly larger size than the existing, to be constructed of brick with a lean-to roof incorporating tiles to match the original dwelling as closely as possible. The new extension would include a window on the N.E

elevation, two windows, and a door on the rear / N.W elevation and a single velux roof-light.

HISTORY

00/01519/FUL - The erection of a single storey extension to rear of dwellinghouse - Application permitted with conditions 2 September 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

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

National Guidance:

PPS1 - Delivering Sustainable Development

CONSULTATIONS

Environmental Protection Unit (Contaminated Land Officer) 2 No comments

SCC Highways - No observations

Technical Services - No comments to date

REPRESENTATIONS

Four neighbours notified - no representations received to date

CONSIDERATIONS

Is the proposal in keeping with the character and established build form of the area?

Is the proposal in keeping with then scale and proportion of the existing dwelling?

With regard to the gradient of the site, are there residential amenity issues in terms of overlooking or overshadowing to the neighbouring properties?

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RECOMMENDATION

The Town Council's views are invited

2. **Officer Report On Planning Application: 10/04491/FUL**

Site Address:	Land Rear Of 55 - 67 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of 8 dwelling houses with associated highways, parking and landscaping (GR 354623/116011)
Recommending Case Officer:	
Target date :	5th January 2011
Applicant :	Mr Clive Brown
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The properties along Preston Grove, in the vicinity of the application site, benefit from long rear south facing gardens backing onto Dodham Brook. A series of planning approvals commencing in 1997 has resulted in a piece-meal residential creep of mainly new terraced housing in the gardens to the rear of 17 - 43 Preston Grove all served off one new access road known as Dodham Crescent. Permission was then sought and obtained in 2007 to erect 9 new houses to the rear of 49 Preston Grove served by a new estate road (Cooksons Orchard) formed between 55 and 49 Preston Grove. Earlier this year permission was gained to erect a further 3 terraced dwellings in the rear garden areas of 61 - 55 Preston Grove served by the new Cooksons Orchard estate road. A wedge of land to the south of the proposed 3 dwellings running either

side Dodham Brook was to be retained as a planted buffer - this wedge of land includes trees subject of a Tree Preservation Order made in November 2009.

In allowing the two more recent Cooksons Orchard schemes a Planning Obligation secured a financial contribution towards the provision of a new foot/cycle bridge over Dodham Brook connecting with the established foot/cycleway, which runs on the other side of the Brook.

The applicant has now secured additional rear garden land and this latest submission looks to develop 8 new dwellings within the larger available site area in place of the 3 approved earlier this year. In more detail:

Cooksons Orchard, the new and adopted estate road, is to be extended to provide access to eight two-storey, two bedroom houses (in place of the 3 dwellings allowed previously). A short section of the Brook will be covered-over in the form of a culvert to accommodate the new section of road. The proposed houses are arranged with three (detached and semi) sited immediately alongside the rear gardens of 55 & 61 Preston Grove separated from the Brook by the new section of estate road (plots 36-38). The remaining five (semi and terrace of 3) stand at the end of the new estate road and extend from the rear of 63 and 65 Preston Grove towards the Brook (plots 39-43). Eleven open car parking spaces are to be formed to serve the new dwellings (a similar ratio as applied with the approval of the 9 dwellings forming the adjacent Cooksons Orchard scheme). In terms of finishing materials 5 dwellings will be finished in painted render and double roman roof tiles (plots 36 and 37, 39-41). The remaining 3 are to be finished in brick and plain roof tiles. All built development, including the new estate road and the parking spaces are contained within the area of former rear garden land to the north of the Brook.

A number of established trees adjacent to the Brook are subject of a Tree Preservation Order. The approved scheme for 3 dwellings here retained those trees and others and also provided new planting to provide a landscaped amenity buffer. This current scheme differs inasfaras the planted/buffer area includes an open water attenuation pond and a small section of the proposed estate road, which runs over a covered (culvert) section of the Brook.

In making this application the agent advises that a further additional financial contribution will be made towards the provision of a new cycle/foot bridge as applied with the two previous Cooksons Orchard approved schemes - this will need to be subject of a planning obligation under Section 106 of the Planning Act.

The site lies within Yeovil's designated development limits.

A Flood Risk Assessment supplied in support of the application advises that pre-application negotiations have been held with the Environment Agency and confirms that the proposed dwellings lie outside of the Flood Zone 2 designation and & on the basis the minimum finished floor level should be 41.97m for the development to be considered to have an acceptable flood risk.& (the floor level for the 3 dwellings approved here previously ranged from 42 & 43m).

HISTORY

Tree Preservation Order 2854 confirmed 03.11.2009.

10/01268/FUL ; Erection of 3 dwellings with associated access and parking ; approved 13. 07.10.

07/03834/FUL allowed the erection of 9 dwellings on the adjoining site; this includes a new access onto Preston Grove (Cooksons Orchard), which is now proposed to also serve as the access for these 8 new dwellings.

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 (adopted April 2000):

- STR1 - Sustainable Development
- STR2 - Towns
- STR4 - Development in Towns
- Policy 39 - Transport and Development
- Policy 40 - Town Strategies
- Policy 42 - Walking
- Policy 44 - Cycling
- Policy 48 - Access and Parking
- Policy 49 - Transport Requirements of New Development
- Policy 60 - Floodplain Protection

South Somerset Local Plan (adopted April 2006):

- ST5 - General Principles of Development
- ST6 - The Quality of Development
- ST10 - Planning Obligations
- EC3 - Landscape Character
- EU4 - Drainage
- EU5 - Flooding
- TP1 - New Development and Pedestrian Movement
- TP4 - Road Design
- TP7 - Car Parking
- HG4 - Density

National Guidance

Statements on Government planning policy and associated guidance can provide material considerations in the determination of a development proposal. This can be

particularly relevant where the adopted development plan document pre-dates the most up to date Government policy. In this case the following policy documents are relevant:

PPS1 - Delivering Sustainable Communities (2005) and the accompanying policy document "The Planning System - General Principles."

PPS3 - Housing

PPG13 - Transport

PPS25 - Development and Flood risk.

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

Yeovil Town Council ¿ Observations sought.

SCC Highways ¿ Comments awaited ¿ raised no objections to the earlier scheme for 3 dwellings here pointing out that a reduction in off road parking spaces is acceptable given the sites location and also confirming that a planning obligation will be required to concern the proposed footbridge/cycleway.

SSDC Tree Officer ¿ Comments awaited ¿ raised no objections to the previous scheme here.

SSDC Environmental Protection ¿ Comments awaited ¿ on the earlier scheme advises that sound insulation will be necessary due to noise from aircraft associated with RNAS Yeovilton.

Environment Agency ¿ Comments awaited ¿ raised no objections to the earlier scheme subject to the imposition of conditions.

Consortium of Drainage Boards ¿ Comments awaited ¿ made no comments on the earlier scheme.

SSDC Drainage Engineer ¿ Comments awaited - supported the views of the Environment Agency on the earlier scheme- no objections subject to conditions.

Neighbours: 22 neighbouring households have been consulted and invited to comment on the application. There have been no responses to date (reply date _ 02.12.2010)

CONSIDERATIONS

The site falls within the defined development area of Yeovil and therefore the principle of the development is accepted. The key considerations in this case can be identified as:

1. Is this an appropriate form and scale of development that respects the character of the locality and results in no harm to residential amenity? In this connection the form, scale, finish and density of the dwellings closely mirrors that allowed on the adjoining site. In terms of residential amenity whilst the inter-relationship/layout of the proposed dwellings also follows the pattern and grain of development of the neighbouring new houses at Cooksons Orchard and Dodham Crescent regard needs to be had to the relationship with the existing houses off Preston Grove. In this connection, the 2 storey gable end wall of plot 39 stands at a distance of just over a metre from the rear garden

party boundary of no 65 Preston Grove. The gable end wall contains no windows at the first floor and lies at a distance of some 22m from the rear wall of the dwelling at 65 Preston Road. The rear wall of plot 38 stands some 4m from the party rear boundary of 61 Preston Road; two bedroom windows are at the first floor level. The rear wall stands at a distance of some 24m from the rear wall of 61 Preston Grove. (a similar situation applied with the development of plot 16 at Dodham Crescent & that proposed dwelling had no window openings on the rear wall other than roof lights). Plot 36's gable end wall stands some 1m from the party rear garden boundary of 57 & 55 Preston Grove; a window serving a landing is at the first floor.

2. Does the proposal make adequate provision for access and parking? The proposed access arrangements to the site are the same as applied with the earlier permission; namely via the new estate road off Preston Grove. Eleven open parking spaces are to be formed to serve the 8 dwellings now proposed. A similar ratio applied with the previous permission for 3 dwellings & the Highway Authority advised in this regard that further to policy TP7 of the Local Plan, to the provision of the foot/cycle bridge and having regard to accessible/sustainable location of the site, that such a lower ratio of on-site parking facilities was acceptable at this site (they have not commented on this current application to date).

3. Is the development of the site likely to result in or exacerbate any known flood related issue? The application is accompanied by a Flood Risk Assessment report commissioned by the applicants - this concludes that the proposal poses no flood related threats/issues. This also advises that the applicant undertook pre-application discussion on this proposal with the Environment Agency.

RECOMMENDATION

The views of the Town Council are invited.

3. **Officer Report On Planning Application: 10/04549/FUL**

Site Address:	54 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement rear extension and conversion of loft space (GR 354174/116220)
Recommending Case Officer:	
Target date :	31st December 2010
Applicant :	Mr And Mrs T S Cooper
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



54 Westbourne Grove is a single storey red brick semi-detached dwelling situated at the far end of a cul-de-sac off the main thoroughfare of Westbourne Grove. The area is characterised by one and two storey detached and semi-detached residential dwellings, many of which have rear extensions. To the rear of the property is a modest garden, bounded by fencing, and an existing UPVC and red brick single storey extension, built to match the existing dwelling. The rear garden adjoins the gardens of three Preston Grove properties, themselves the most likely to be affected by the proposed development.

The proposal seeks the replacement of the rear extension and the conversion of loft space, the latter of which would form a bedroom. The replacement extension is to be formed of brick and UPVC to match the existing, with 6-fold doors to the north west elevation which faces out to the rear garden as well as a single doorway beside it. The first storey loft conversion is to have a single UPVC window, the only window in the development that perhaps poses overlooking issues, and the velux obscure-glazed rooflight in the roof of the original dwelling is to be replaced by a slightly larger clear glazed velux rooflight. The roof of the proposed extension will be of clay tiles to match the existing building.

HISTORY

None

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that

decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

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

National Guidance:

PPS1 - Delivering Sustainable Development

CONSULTATIONS

SCC Highways - No observations

Technical Services - No comment

REPRESENTATIONS

5 neighbours notified - no representations to date

CONSIDERATIONS

Is the proposal in keeping with the character and established build form of the area?

Is the proposal in keeping with then scale and proportion of the existing dwelling?

Are there residential amenity issues in terms of overlooking of the adjoining Preston Grove properties?

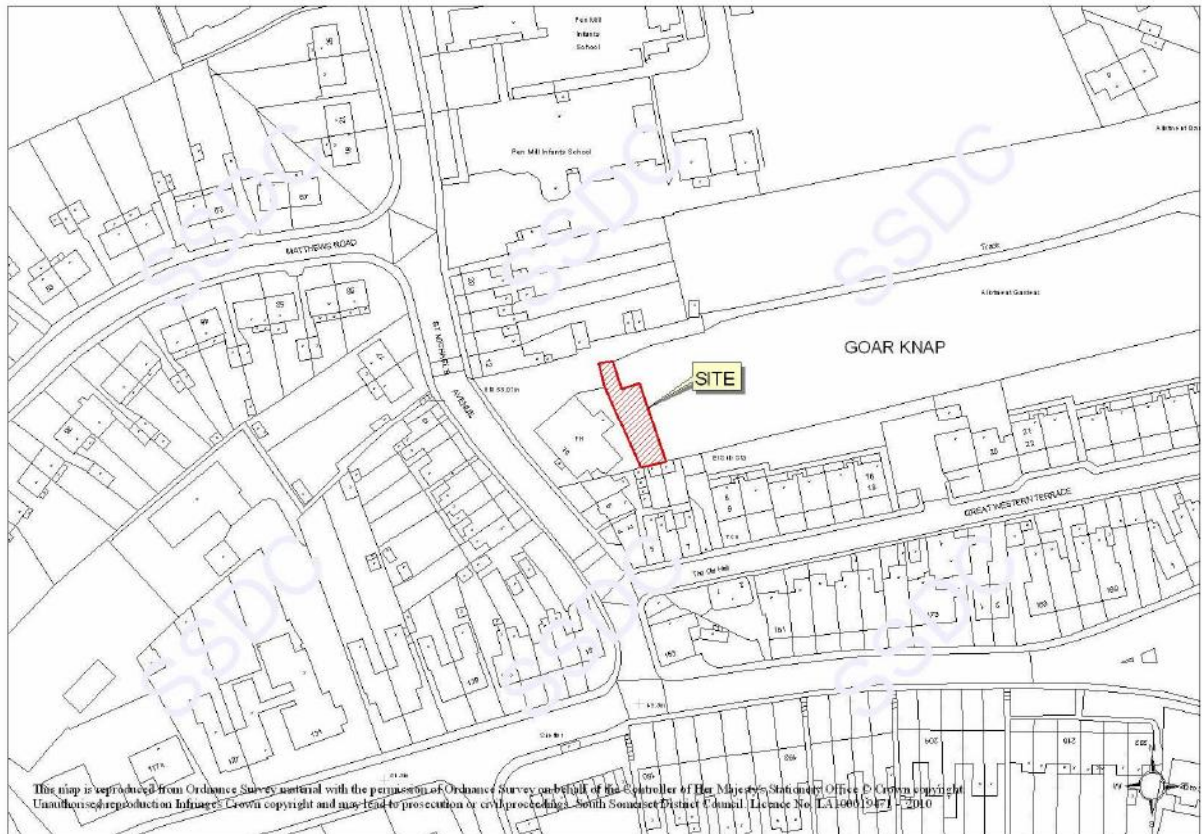
RECOMMENDATION

The views of the Town Council are invited

4. **Officer Report On Planning Application: 10/04643/FUL**

Site Address:	Land At Former White Horse Inn 10 St Michaels Avenu Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of 2 dwellings with associated car parking (GR 356582/116432)
Recommending Case Officer:	
Target date :	7th January 2011
Applicant :	Mr Tim Love
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located off St Michaels Avenue, Yeovil, to the rear of the former White Horse Public House. Planning consent was granted earlier this year to convert the pub into 7no. residential flats. The site is bounded by Yeovil Town Council allotments to the east, residential housing to the north and south, and the former pub to the west.

This application proposes the demolition of the pub's former skittle alley, and the erection of a pair of semi-detached one-bedroom houses with 2no. associated parking spaces and a bin/cycle compound. A communal amenity area would also be provided as part of the development. Access onto St Michaels Avenue would be via an existing trackway that runs alongside the former pub and the application site.

The proposed dwellings would be constructed of brick, with white uPVC windows and doors and a plain concrete tiled roof. Solar panels would be provided on the west facing roof slope, as would rooflights in lieu of conventional first floor windows. The dwellings would be of an 'upside-down' design, with a kitchen and living room on the ground floor, and a bedroom and bathroom on the first floor.

HISTORY

10/00713/FUL - Alterations, extension and conversion of public house to residential (7 flats) - conditional approval - 21/05/2010

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.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of 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:

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

National Guidance

Statements on Government planning policy and associated guidance can provide material considerations in the determination of a development proposal. This can be particularly relevant where the adopted development plan document pre-dates the most up to date Government policy. In this case the following policy documents are relevant:

PPS1 - Delivering Sustainable Communities (2005) and the accompanying policy document "The Planning System - General Principles."

PPS3 - Housing

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

CONSULTATIONS

PARISH / TOWN COUNCIL

Observations sought.

COUNTY HIGHWAY AUTHORITY

Comments awaited.

AREA ENGINEER

Surface water disposal via soakaways.

ENVIRONMENTAL PROTECTION UNIT

Comments awaited.

REPRESENTATIONS

None received to date (23 neighbouring properties have been sent notification letters, and a site notice has been erected).

CONSIDERATIONS

The site falls within the defined development area of Yeovil and therefore the principle of the development is accepted. The key considerations in this case can be identified as:

Visual amenity:

Is this an appropriate form and scale of development that respects the character of the locality?

Residential amenity:

Does this development respect the residential amenity of neighbouring properties, eg in terms of overlooking, overbearing, disturbance to?

Highway safety/parking:

Does the proposal make adequate provision for safe access and parking? The Highway Authority has yet to submit its formal comments, although it is expected that these two issues will be addressed within its response.

RECOMMENDATION

The views of the Town Council are invited.

5. **Officer Report On Planning Application: 10/04787/FUL**

Site Address:	42 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory (GR 354925/116261)
Recommending Case Officer:	
Target date :	11th January 2011
Applicant :	Ms Townsend
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



42 Grove Avenue is a two storey semi-detached dwelling constructed of red brick and situated in a conservation area on the junction of Grove Avenue and West park. The area is characterised by detached and semi-detached residential dwellings, mostly red brick with some render. To the south of the existing dwelling is a garage, detached and constructed of timber with a tile roof to match the dwelling. Whilst extensions viewable from the road are uncommon in the area some properties, like the application site, do incorporate garages, either detached or attached.

The proposal seeks retrospective permission for the installation of a conservatory on the dwelling's principle elevation, constructed of brick to match the existing dwelling, with dual-pitched roof and windows of hardwood timber. The extension would be bounded on the east side by the wall between the application site and the boundary of adjoining 23 West Park.

HISTORY

None

POLICY

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

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)
EH1 (conservation area)

National Guidance:
PPS1 - Delivering Sustainable Development

CONSULTATIONS

Technical Services - No representations to date
SCC Highways - No representations received to date

REPRESENTATIONS

4 neighbours notified - no representations to date

CONSIDERATIONS

Is the proposal in keeping with the character and established build form of the conservation area?

Is the proposal in keeping with the scale and proportion of the existing dwelling?

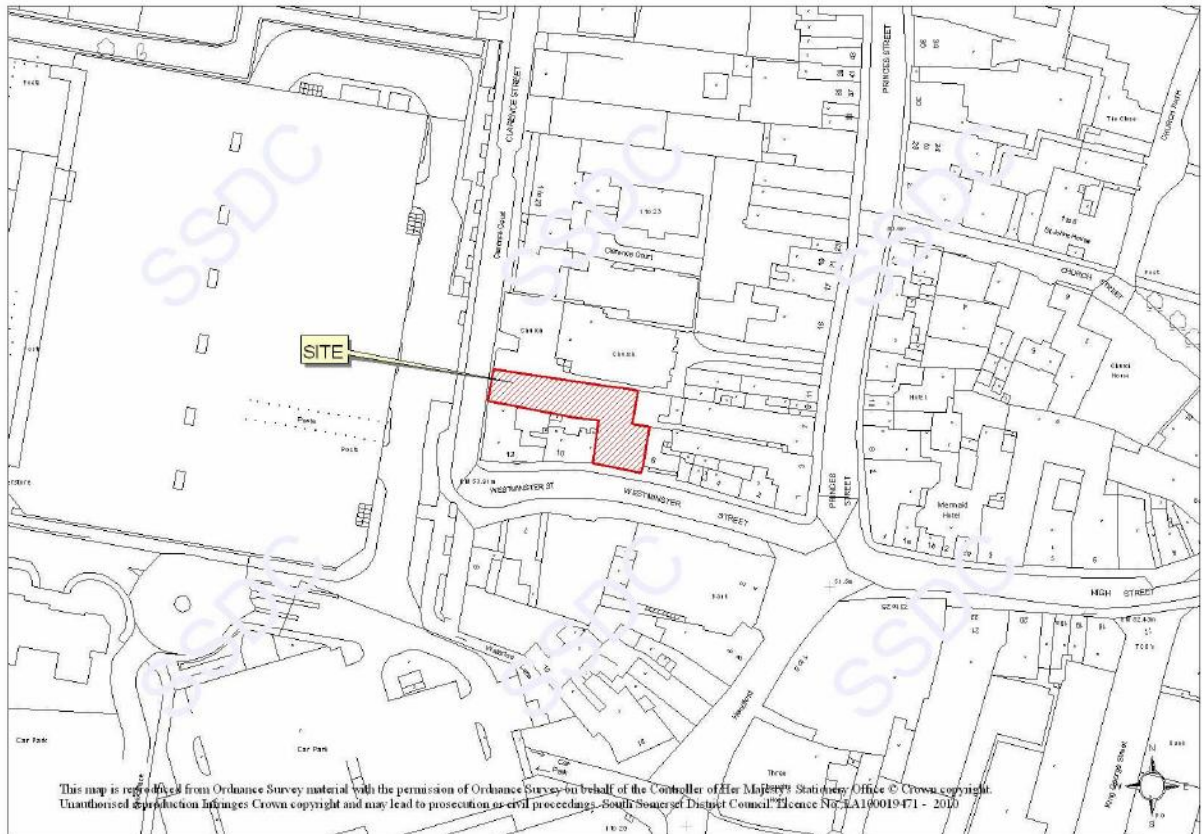
RECOMMENDATION

The Town Council's views are invited

6. **Officer Report On Planning Application: 10/04831/FUL**

Site Address:	8A Westminster Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of an extension to existing mosque at first floor level over car park and the construction of 2 No. flats at second floor level (GR 355514/115996)
Recommending Case Officer:	Simon Fox
Target date :	19th January 2011
Applicant :	Mr Erol Sen
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The application site comprises No.8A (Charcoal Grill Take-away with Mosque over) Westminster Street and the associated car park, which runs behind Westminster Street (Tamburios Café and The Westminster Public House) to adjoin Clarence Street adjacent to the Grade II listed United Reformed Church.

The proposal seeks to add another storey over No.8A and create a first floor over the retained car park to create an enlarged Mosque with two flats. This would create a decorative elevation on Clarence Street, which would include vehicular access to the car park, and a Minaret.

The site is within the development area and with the exception of the car park is within the Conservation Area.

HISTORY

03/00578/COU: The change of use from office (Use Class B1) to religious meeting room (Use Class D1): Approved

05/01219/FUL: The erection of a first floor rear extension to religious meeting place: Approved

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 (adopted April 2006).

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

EH1 - Conservation Areas

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

EH5 - Development Proposals Affecting the Setting of Listed Buildings

TP6 - Non-Residential Car Parking

National Guidance

PPS1 - Sustainable Development

PPS5 - Planning for the Historic Environment

South Somerset Sustainable Community Strategy

Goals 1 and 8

CONSULTATIONS

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

The following bodies have been notified:

Highways Authority (Somerset CC)

SSDC Conservation Manager

SSDC Environmental Protection Officer

SSDC Technical Services

REPRESENTATIONS

A site notice has been displayed, a pres advert placed and neighbours notified. No representations had been received at the time of submitting this report.

CONSIDERATIONS

Planning Permission was granted in 2003 to establish a religious meeting room and this was extended following permission in 2005.

This application seeks a significant remodelling of, and extension to the original meeting room which following its extension in 2005 brought recognition as mosque status.

The applicants' agent states, "The Muslim population has since been gradually expanding within Yeovil and surrounding towns/villages which the mosque serves. At the present rate of growth it has been estimated that in 5-10 years time the population will have doubled. On important occasions the mosque is full to capacity...".

Two flats have been incorporated for occupation by religious figures or for general letting.

Main considerations:

- Design
- Impact on Listed Church
- Impact on Conservation Area
- Highways (Access and Parking)

RECOMMENDATION

The views of Yeovil Town Council are invited.

PLANNING DECISIONS

10/04229/FUL The installation of new shopfront and roller shutters at 19 Middle Street Yeovil Somerset BA20 1LF.
Applicant IDL(EU) Ltd

APPROVAL subject to conditions

10/04105/FUL The erection of a replacement double garage with a studio over at 13 West Park Yeovil Somerset BA20 1DE
Applicant Mr Ken Lambert

REFUSAL

10/03977/FUL The erection of a conservatory at 23 Welland Road Yeovil Somerset BA21 5NR
Applicant Mrs Hazel Watts

APPROVAL subject to conditions

10/03118/FUL The erection of a dwellinghouse at Land Adjoining 5 Hallet Gardens Yeovil Somerset.
Applicant C S R Guy & D J Lee

APPROVAL subject to conditions

10/03693/S73 Application to vary condition No.3 of decision notice at 10 Hendford Yeovil Somerset BA20 1TE
Applicant Mr F Monson

APPROVAL subject to conditions

10/03996/ADV The display of 2 No. internally fascia signs at 37 Middle Street Yeovil Somerset BA20 1LS
Applicant Boots The Chemist Plc

APPROVAL subject to conditions

09/04939/FUL Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space at Land at Northbrook Road Yeovil Somerset
Applicant Yarlington Housing Group

APPROVAL subject to conditions

10/03842/FUL The erection of a two storey rear extension to dwellinghouse at 15 Preston Grove Yeovil Somerset BA20 2BG
Applicant Mr Paul Rennie

APPROVAL subject to conditions

10/03494/COU The change of use of ground floor from shop (Use Class A1) to a residential unit at 10 Wyndham Street Yeovil Somerset BA20 1JJ
Applicant Mr David Peall

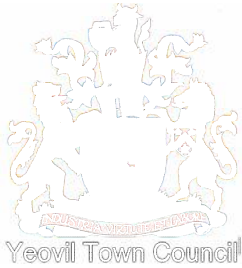
APPROVAL subject to conditions

10/03587/COL Application for a certificate of lawfulness for the existing use of premises as light industrial at Thorne House Eastville Yeovil Somerset BA21 4JD
Applicant Mrs Sophie Mars

REFUSAL

REPORT TABLE FOR TOWN COUNCIL 6 DECEMBER 2010

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
10/04743/ADV	88-90 Middle Street, Yeovil (Wilkinson)	The display of 2 no. internally illuminated fascia signs, 3 no. non-illuminated signs and 2 no. vinyl lettering	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?



**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982
STREET TRADING**

Summary Report of Application to Trade

Name of applicant	Trading Name
MR ROBERT LEE	R & R QUALTY FRUIT AND VEG
Details of the goods, produce or food applicant proposing to sell	
FRESH FRUIT AND VEGETABLES (also eggs and nuts)	
Type and size of stall	
2.5 X 2.5 CANOPY IN GREEN AND WHITE, TABLES WITHIN BOUNDARY OF CANOPY	
Dates and times proposing to operate stall	
DAILY	
Location requested (plan attached)	
THE END OF KING GEORGE STREET (BY THE TELEPHONE BOX) PITCH 3	
Comments/Observations from Assistant Town Clerk	
<p>NO FLOWERS TO BE SOLD DUE TO PROXIMITY TO ESTABLISHED FLOWER SELLER STALL (PITCH 2).</p> <p>The fruit and vegetable seller has been trading in this location for 6 weeks and a review of his pitch is now required as set out in minute reference 7/581. The trader would also like us to consider the inclusion of eggs (permanent) and loose nuts in shells (seasonal). The nearest vendor of eggs is Sienna (adjacent Café de Boer), which is situated 50.1 metres away.</p>	

The Committee is **RECOMMENDED** to

1. Consider the above application for a continued Street Trading Consent in line with the policy; and
2. Consider the inclusion of eggs in the permission; and
3. Consider the inclusion of loose mixed nuts (in shells) in the lead up to Christmas.