



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 11 February 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

5 February 2008

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

To:

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 28 January 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 3 to 16)

5. **PLANNING DECISIONS** (Pages 17 to 18)

6. **CORRESPONDENCE**

7. **POLICE ARCHITECTURAL LIAISON OFFICER**

Steve Nickerson from Avon and Somerset Constabulary will attend to discuss his duties as the Police Architectural Liaison Officer and answer questions with regard to his role in commenting on Planning Applications.

8. TREE PRESERVATION ORDER

(a) Application No: 08/00428/TPO

Applicant: John McIntyre

Proposal: Application to carry out tree surgery works to a Lime tree shown as being T40 of the South Somerset District Council (Yeovil No 1) Tree Preservation Order 1993 (GR: 355488/116999).

Location: 18 College Green, Yeovil, Somerset, BA21 4JU

The views of the Committee are requested.

(b) Town and Country Planning (Trees) Regulation 1999

Notice of Confirmation of Tree Preservation Order

The South Somerset (Yeovil No 3) Tree Preservation Order 2007

Ash tree at 9.6 metres to the west of the back wall of no 6 Wraxhill Road and 1.4 metres from the boundary of no 4 Wraxhill Road.

To be noted.

	Application No	Proposal	Address
1	07/05064/COU	Internal alterations and the change of use of premises to hostel (GR 356213/115974)	20 Newton Road Yeovil Somerset
2	08/00228/FUL	The erection of a single storey rear extension (GR: 355027/115569)	135A West Hendford Yeovil Somerset
3	08/00265/FUL	Alterations and the erection of an extension to bungalow (GR 353939/116131)	Nordic Lodge 13 Watercombe Lane Yeovil
4	08/00282/FUL	Erection of 1 no 3 bedroom dwelling house with garage. GR (355657/116789)	Land Adjoining 169 Goldcroft Yeovil
5	08/00297/FUL	The erection of two dwellings (GR: 355746/116767)	Land Rear 176 And 178 Goldcroft Yeovil

PLANNING MEETING
MONDAY 11 FEBRUARY 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

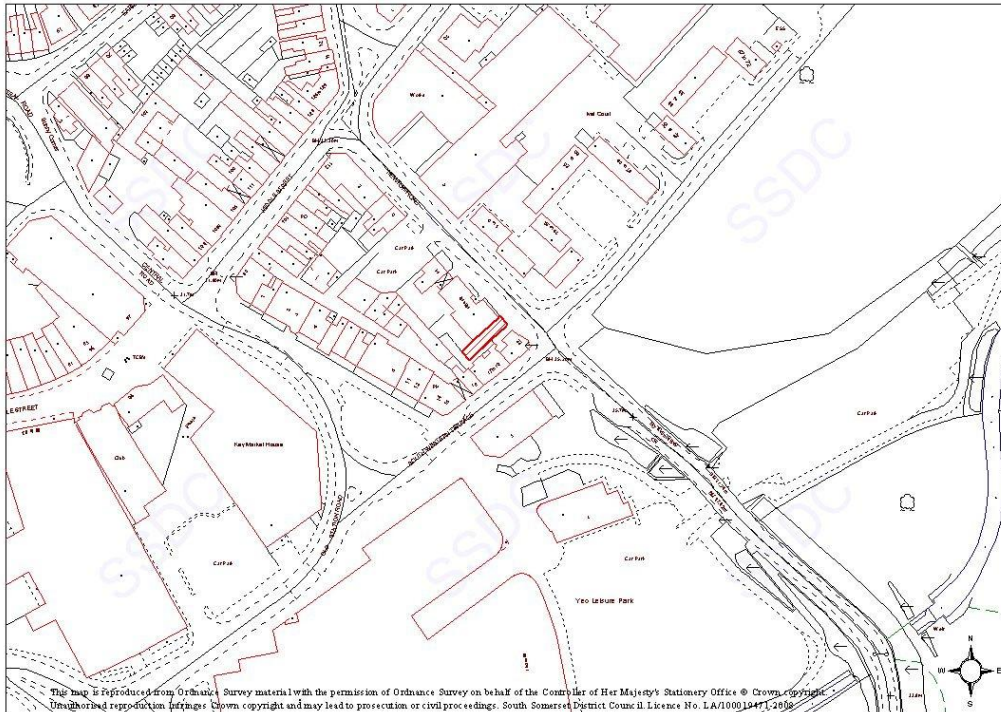
Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, 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: 07/05064/COU

Site Address:	20 Newton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Internal alterations and the change of use of premises to hostel (GR 356213/115974)
Recommending Case Officer:	Helen Ferdinand
Target date :	7th January 2008
Applicant :	Barabas Housing Association Ltd
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



Existing two-storey building originally a dwellinghouse. Now used by Relate for counselling rooms. Attached, and to the north-west, is Barnabas House hostel, and the south-east and separated by an alley way is a Grade II residential property.

Planning permission is sought for the change of use of the building for use as an extension to the adjacent hostel.

HISTORY

91/02753/FUL: continued use of dwellinghouse as counselling rooms - permitted September 1991.

862668: the use of dwellinghouse as counselling rooms permitted January 1987.

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

Somerset and Exmoor National Park Joint Structure Plan

Policy STR1: Sustainable Development

South Somerset Local Plan (Adopted April 2006)
Policy ST5: General Principles of Development
Policy ST6: Quality of Development
Policy MC4: Other Uses in Town Centres
Proposal MC/YEO/8: Eastern End of Yeovil Town Centre
Policy EH5: Development Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

Yeovil Town Council (28/1/08):

Regeneration Officer: 'The Strategy for the Regeneration of the East End of Yeovil Town Centre 2002 - 2005' identified a local concern that there was a high concentration of social housing at the eastern end of Yeovil Town Centre. The regeneration team met with the Strategic housing team back in 2003 and they agreed that they would not support any further social housing schemes in this area until the balance of housing types had been addressed.

Although Barnabas House is an assisted housing scheme, the perception from the local community is that it is a type of social housing scheme. The local community have never been supportive of it's location and associate some local crime with it's residents. I'm sure the Police would have a view on this?

At the moment the local community tolerate it's existence, although the current application only looks to carry out a small extension, any extension will have a negative impact on the local community, especially if the management haven't made any efforts to communicate with the local community themselves? Which they may have done?

In my view an extension of the Barnabas House scheme in this area would have a detrimental effect on the local community and therefore as Regeneration Officer am not supportive of the application.

County Highways: The proposal is located within the town, and is therefore central for services, facilities and public transport therefore it is considered that car free development in this location would be acceptable to the Highway Authority and therefore I would not wish to raise a highway objection.

It would appear that this building is under the same ownership as the adjoining building, which would appear to be used for a similar use. In the interests of sustainable transport objectives the planning officer may wish to seek provision of a sheltered cycle storage facility to be accommodated within the site.

Conservation Officer: The only alteration to the outside envelope of the building is the enlargement of the gable window. This will not have an adverse affect on the setting of the neighbouring listed building, Newton Lodge, and I therefore have no objection.

Police Liaison Officer:

I have conducted a search of the command and control systems in relation to 20 Newton Road which has been negative. I have spoken to the Sergeant who was until recently the sector deputy having responsibility for Yeovil and the beat manager. Both have spoken highly in respect of the support and pro police attitude of the staff at this establishment who have an open invitation to police staff to visit at any time. They believe that it is well run

with supervision on a 24/7 basis. They are aware of some local issues in respect of vagrants and drug paraphernalia reported in the locality but cannot be directly attributed to this establishment. The beat manager was not aware of any petition regarding local opposition.

Environmental Protection Officer : No observations

REPRESENTATIONS

Neighbours were notified and a site notice was displayed. A number of letters have been received from a neighbour and someone who used to live in Ivel Court. A petition has also been received containing 120 signatures of nearby residents, local businesses, and the general public. In summary the issues raised are as follows:

- The current residents of Barnabas House, or people turned away from Barnabas House and the night shelter, already cause a nuisance to other residents in the locality. Do not add to the misery.
- Newton Road has enough hostels already.
- Invasion of privacy from proposed attic window.
- Intimidation of neighbours
- Adjacent to Grade II listed building.
- Additional pressure on sewerage system
- Devalue neighbouring properties
- Dispute re. landownership.

CONSIDERATIONS

The material planning considerations are:

- the suitability of the proposed use in this mixed use area on the edge of the town centre and in an 'enhancement area'
- impact on residential amenity
- impact on neighbouring Grade II listed building

SECTION 106 PLANNING OBLIGATION

N/A

RECOMMENDATION

The views of Yeovil Town Council are sought.

2. Officer Report On Planning Application: 08/00228/FUL

Site Address:	135A West Hendford Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension (GR: 355027/115569)
Recommending Case Officer:	Helen Ferdinand
Target date :	10th March 2008
Applicant :	Mr J M Eglen
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



Semi-detached two-storey house on the edge of the residential area adjacent to employment land.

Planning permission is sought for a single-storey rear extension to provide two bedrooms, and to replace existing rear extensions.

HISTORY

None.

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

Somerset and Exmoor National Park Joint Structure Plan

STR1: Sustainable Development

South Somerset Local Plan (Adopted April 2006)

Policy ST6: Quality of Development

CONSULTATIONS

County Highways: No observations.

District Engineer: No comment

REPRESENTATIONS

None received to date.

CONSIDERATIONS

The site lies within the defined 'development area' of Yeovil where the principle of development is accepted. The material planning considerations relating to this application are:

- design/materials
- impact on residential amenity

3. Officer Report On Planning Application: 08/00265/FUL

Site Address:	Nordic Lodge 13 Watercombe Lane Yeovil
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of an extension to bungalow (GR 353939/116131)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	11th March 2008
Applicant :	Mr And Mrs Dixon
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for alterations to and the erection of an extension to the side of the dwellinghouse. The property is a semi-detached brick built bungalow with concrete roof tiles, and white UPVC window frames. The bungalow has a semi-

enclosed garden to the rear, and an open garden at the front with low walls and fencing where the proposed extension will be placed. The neighbouring properties are generally of a very similar style, although a few two-storey properties are also visible from the proposed. The proposed extension is to be constructed of materials to match the existing building. The property is located within the Yeovil development area.

HISTORY

None

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principle of Development

CONSULTATIONS

SSDC Technical Services - No comment received

County Highways - No comment received

Town/Parish Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

The main considerations are:

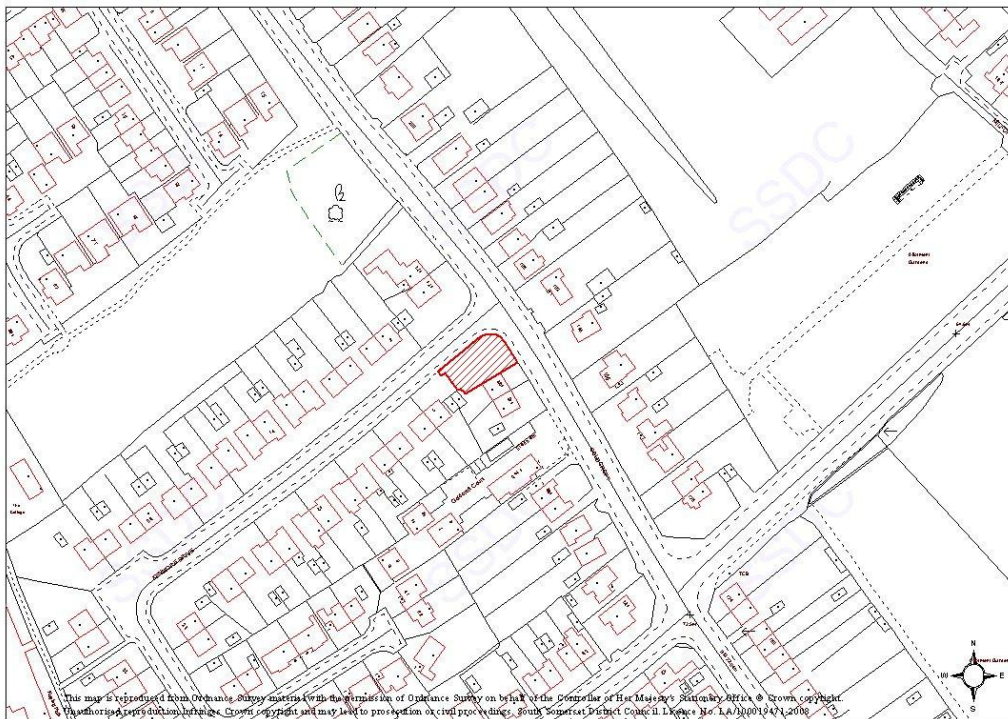
- 1) The affect on the residential amenity of occupiers of adjacent properties.
- 2) The affect on the form, character and setting of the locality. Particular attention should be paid to this consideration, as the proposed extension is clearly visible from the street scene.

SUBJECT TO THE FOLLOWING:

4. Officer Report On Planning Application: 08/00282/FUL

Site Address:	Land Adjoining 169 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of 1 no 3 bedroom dwelling house with garage. GR (355657/116789)
Recommending Case Officer:	Diana Watts
Target date :	13th March 2008
Applicant :	Mr R Hirons
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site lies within the Development Area of Yeovil.

This is a full application to erect a two storey house with three bedrooms in the garden of 169 Goldcroft with vehicular access off Kenmore Drive. The building would be rendered with a natural clay tiled roof and upvc windows.

The agent has provided a Design and Access Statement which explains the proposal in more detail and highlighting the following :

- Dwelling would have similar proportions to 169 and would use the same materials
- Garage would be integrated to make best use of amenity space remaining to 169 and to serve new property, whilst ensuring off-road parking for two cars
- Vehicular access would be off Kenmore Drive via a widened driveway
- Pedestrians could access via drive or off Goldcroft to match 167 and 169
- New dwelling to be set at slight angle to reduce impact on 169 and streetscene

- Floor level of new dwelling to be set 150mm lower than 169 also to reduce presence
- Accommodation to be oriented so no windows facing 169 with exception of bathroom which would be glazed with obscured glass, thereby maintaining privacy and amenity of 169, whilst not affecting 1 Kenmore Drive
- Dwelling would be set back from road in line with other properties fronting Goldcroft and maintaining visibility splays both turning in and out of Kenmore Drive
- There is a Community Centre, Post Office, General Store and other local facilities, along with both Primary and Secondary schools within easy walking distance.
- There are two major bus routes within 200/300m
- The proposal conforms with National and Local Government's requirement for making the most effective use of land for redevelopment within the development limits of existing communities.
- We believe that the design, massing and layout of the proposal make efficient use of a Brown field site, providing a dwelling inkeeping with its surroundings without detracting from the streetscene.

HISTORY

No history - houses built in 1950s (22310/1)

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1 - Expressing the Vision

VIS 2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

STR4 - Development in Towns

49 - Transport Requirements of new development

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - General Principles for Development

TP7 - Residential parking provision

CONSULTATIONS

County Highway Authority - comments awaited

Technical - no comment

REPRESENTATIONS

Neighbouring properties have been notified and one letter of objection has been received to date :

- may be viewed as loss of one small garden but when will it stop ?
- additional traffic movements would increase danger in an already busy area and increase pollution
- loss of wildlife habitats
- paving gardens increases flood risk
- such dense development is unacceptable, lacking in space and light for residents
- would destroy wide sweeping entrance into Kenmore Drive with the matching striking looking 1950s houses
- please maintain the quality of our environment
- our rapidly shrinking green oases are as important to us as woods and fields are to those who live near them

CONSIDERATIONS

The main issues are :

Principle:

The site is located within an established residential area and within the defined Development Limit and is therefore considered to be, in principle, a sustainable location for new development.

Visual Impact:

Consideration has to be given to the nature and type of new dwelling proposed, its layout and the loss of garden space and whether or not this would be inkeeping with the character of the area.

Highway safety:

The comments of the Highway Authority are awaited but the main issues concern provision of off-road parking space, turning space and visibility. Clarification has been sought from the agent regarding the access arrangements shown on the site plan and an amended plan has been received proposing the creation of a new drive alongside the existing drive off Kenmore Drive.

Residential Amenity:

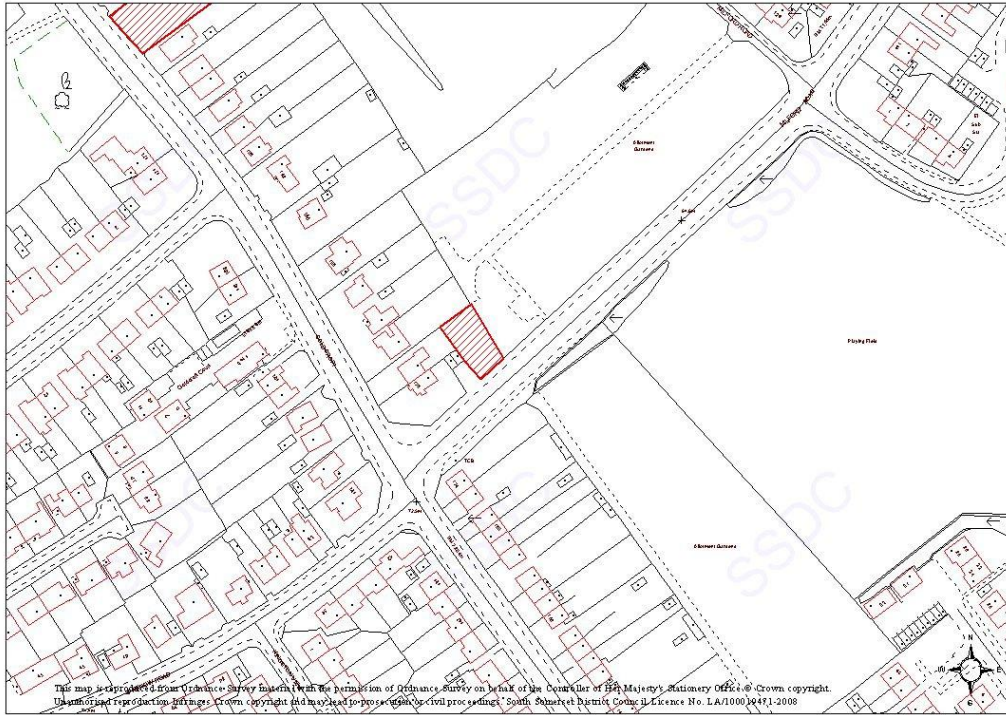
Consideration must be given to whether or not the proposal would be detrimental to residential amenity e.g loss of privacy or light.

The observations of Yeovil Town Council are invited.

5. Officer Report On Planning Application: 08/00297/FUL

Site Address:	Land Rear 176 And 178 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of two dwellings (GR: 355746/116767)
Recommending Case Officer:	Helen Ferdinand
Target date :	13th March 2008
Applicant :	Mr C M Pitman
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The subject land comprises the rear garden to 178 Goldcroft, a semi-detached house close to the junction of Goldcroft and Milford Road/Sparrow Road. Both 178 and 176 Goldcroft have driveways and garages to the rear with access off Milford Road. A substantial coniferous hedge runs along the eastern edge of the site adjacent to the Milford Allotments.

The proposal is to erect two semi-detached dwellings facing Milford Road with parking to the front.

HISTORY

881918: Outline proposal for the erection of a bungalow - granted planning permission September 1988.

930950: Outline proposal for the erection of bungalow - granted planning permission April 1993.

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

Somerset and Exmoor National Park Joint Structure Plan
Policy STR 1: Sustainable Development

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

CONSULTATIONS

County Highways: awaited

District Engineer: surface water disposal via soakaways

REPRESENTATIONS

None received to date.

CONSIDERATIONS

The site lies within the defined 'development area' and therefore the principle of development is accepted. The detailed planning issues are:

- impact on character and appearance of the area (eg. development pattern, elevational design, loss of conifer hedge adjacent to allotments)
- impact on residential amenity
- highway safety (eg. safe access, adequate parking)

PLANNING DECISIONS

- 06/01510/FUL The demolition of part of existing building, refurbishment of existing units and the construction of a new block of flats resulting in a total of 83 units of accommodation together with car parking, amenity space ect (Revised application 05/02492/FUL) at warehouse and premises 3 Newton Road Yeovil Somerset BA20 1NF. Applicant: Halsall Construction Ltd
- APPROVED** subject to conditions
- 07/03626/FUL Removal of existing garage and erection and erection of two storey and single storey extensions with integral garage at 6 Cherry Tree Drive Yeovil Somerset BA20 2NJ. Applicant: Mr and Mrs Evans.
- APPROVED** subject to conditions
- 07/04381/FUL Demolition of existing pub and outbuilding and erection of a 2 and half storey building comprising of 13 no two bedroom flats at Milford Inn 85 Milford Road Yeovil Somerset BA21 4QJ. Applicant: Mr Sparks
- APPROVED** subject to conditions
- 07/04838/LBC The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049//LBC (i.e reinstatement of dormer windows/revised layout) at Penn House Penn Hill Yeovil Somerset BA20 1SF. Applicant: Ashley Herman Developments.
- APPROVED** subject to conditions
- 07/04900/FUL Erection of two storey modular office at Westland Helicopters Ltd Lysander Road Yeovil Somerset BA20 2AZ. Applicant: Westland Helicopters Ltd.
- APPROVED** subject to conditions
- 07/05179/FUL Erection of 1 no. detached bungalow at Land Adjoining 42 Forest Hill Yeovil Somerset BA20 2PH. Applicant: Mrs M.C. Ryrie
- APPROVED** subject to conditions
- 07/05342/COU Change of use from A1 retail to beauty/health club at 129 Middle Street Yeovil Somerset BA20 1NA. Applicant: Ezzat Ameri
- APPROVED** subject to conditions

07/05365/FUL Erection of 2 no. 2 bedroom apartments at 159 Ilchester Road Yeovil Somerset BA21 3BQ. Applicant: Mr B Nardiello

APPROVED subject to conditions

07/05428/FUL The erection of 3 no. dwelling houses and the formation of a private access road at 24 Westfield Grove Yeovil Somerset BA21 3DL. Applicant: Brookvale Homes (SW) Ltd

REFUSED

07/05441/FUL Demolition of existing dwelling and erection of buildings comprising 7 apartments at Homeleigh Dorchester Road Yeovil Somerset BA20 2RW. Applicant: Richard Rooflines

APPROVED subject to conditions

07/05457/FUL The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049/LBC (i.e reinstatement of dormer windows/revised layout) at Penn House Penn Hill Yeovil Somerset BA20 1SF. Applicant: Ashley Herman Developments.

APPROVED subject to conditions

07/05573/OUT The erection of 1 no dwelling adjoining 20 Greenhill Road (Re-submission) at 20 Greenhill Road Yeovil Somerset BA21 5NB. Applicant: Mr G Barclay

APPROVED subject to conditions

07/05593/FUL The demolition of existing garage and the erection of 13 residential apartments at Site north of clearance Court Clarence Street Yeovil Somerset. Applicant: Greatworth Properties Plc

APPROVED subject to conditions

07/05594/FUL Alterations and conversion of existing cottage to changing rooms and erection of new multi-purpose studio/hall for school and community use at The Park School The Park Yeovil Somerset BA20 ADH. Applicant: The Park School.

APPROVED subject to conditions