



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 15 February 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

09 February 2010

Please contact Sarah Hunt at the Town House for more information about this meeting

To: All Members of the Planning and Licensing
Committee

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Andrew Kendall

Wes Read (Ex-officio)

David Recardo

A G E N D A

PUBLIC COMMENT – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

1. **MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 1 February 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 18)

5. **PLANNING DECISIONS** (Page 19)

6. **CORRESPONDENCE**

	Application No	Proposal	Address
1	09/04877/FUL	The erection of extensions to dwelling (GR 354897/116605)	19 Willow Road Yeovil Somerset
2	09/04977/FUL	The erection a dwelling and replacement single garage for existing dwelling (GR 355553/117377)	110 Mudford Road Yeovil Somerset
3	10/00088/FUL	The erection of a block of 6 flats (revised scheme). (GR355855/115784)	2 Woodland Terrace Mill Lane Yeovil
4	10/00237/FUL	Proposed two-storey in-filling extension to rear of dwelling. (GR 357034/116501)	6 Camborne Street Yeovil Somerset
5	10/00318/FUL	Alterations and the erection of an extension to bungalow to include raising of roof to form additional accommodation (revised application) (GR 354609/114485)	32 Sandhurst Road Yeovil Somerset

PLANNING MEETING
MONDAY 15 FEBRUARY 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

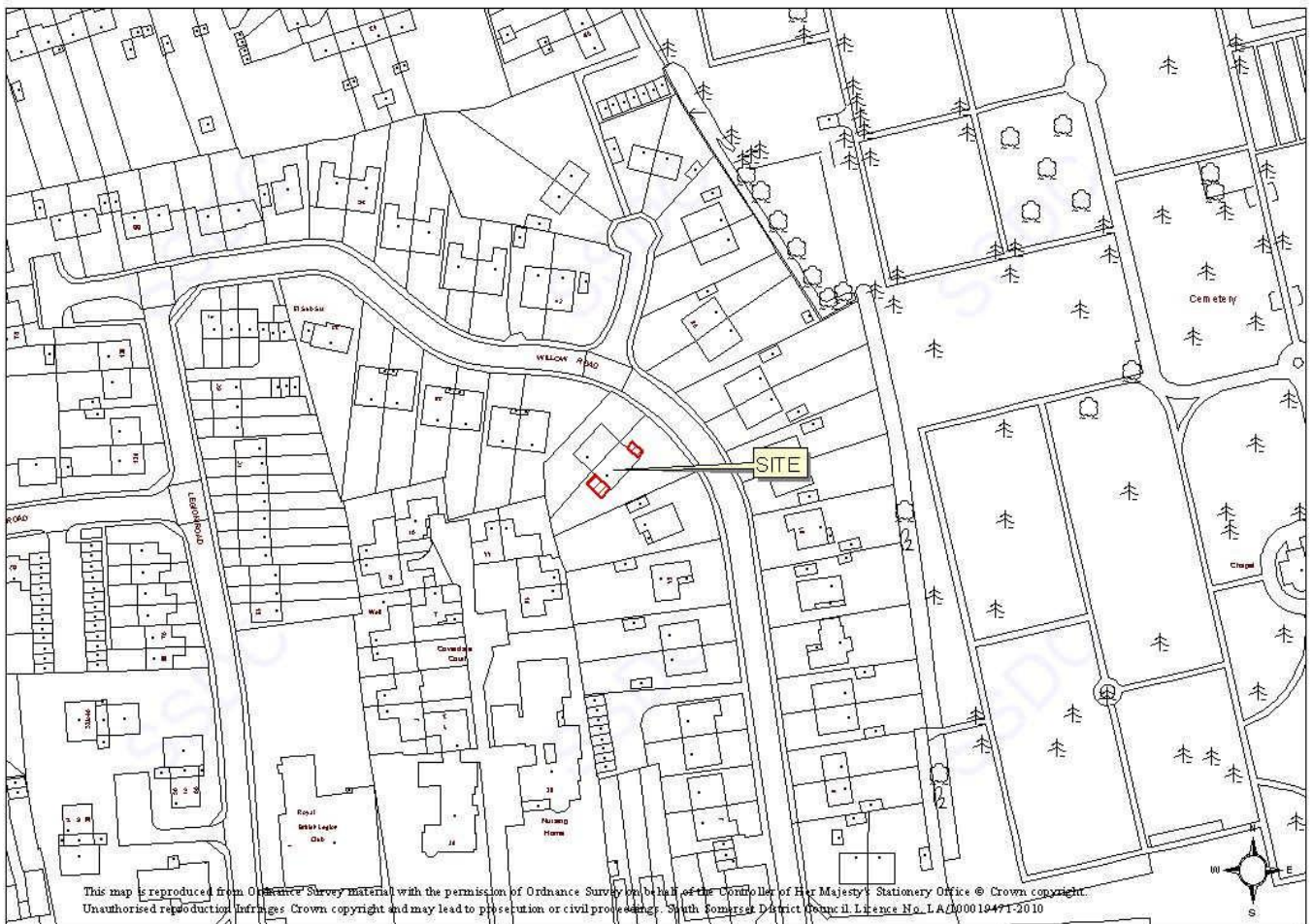
LEVEL 3 APPLICATIONS

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: 09/04877/FUL

Site Address:	19 Willow Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of extensions to dwelling (GR 354897/116605)
Recommending Case Officer:	Sam Fox
Target date :	8th March 2010
Applicant :	Mr Herridge
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The property is a single storey semi-detached dwelling of brick construction surrounded by a mix of single and two storey, semi-detached and detached dwellings of similar age and design. The property currently benefits from a detached garage and gardens to the front and rear.

The proposal is for the erection of single storey rear and front extensions.

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,

Regional Spatial Strategy

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - The Built Environment

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

CONSULTATIONS

SSDC Technical Services - Surface water disposal via soakaways

SCC Highways - No observations

REPRESENTATIONS

Eight neighbours have been notified, two letters of representation have been received raising the following issues:

I object due to 3.5m of south facing extension seems excessive and as such would severely impede my outlook and right to light. Photos and plans to show impact provided. I have no objection to front extension.

External materials to match existing, no render. Property backs on to sheltered housing, due consideration be given to noise and working hours.

CONSIDERATIONS

In this case the main considerations are:

Impact on form, character and setting of the area, will this adversely affect the street scene.

Impact on residential amenity

RECOMMENDATION

The observations of the Town Council are invited

2. Officer Report On Planning Application: 09/04977/FUL

Site Address:	110 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection a dwelling and replacement single garage for existing dwelling (GR 355553/117377)
Recommending Case Officer:	Andrew Collins
Target date :	11th March 2010
Applicant :	Mr Colin Rose
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located within the development boundary. The site is located to the rear of 110 Mudford Road on a site that is currently garden.

This is a full application for the erection of a detached chalet bungalow. The dwelling is proposed to be an inverted 'L' shape and located to the rear gardens of 112 and 114 Mudford Road. It is proposed to be 1.5m from this boundary, 2.5m from the boundary of 116 Mudford and a minimum of 2m from the properties in Glenthorne Avenue.

The dwelling is proposed to be a 4 bed property with an attached double garage. On the ground floor a lobby, utility, wc, kitchen, livingroom and 2 bedrooms are proposed in addition to the garage. A covered area is proposed over the front door of the property. Upstairs are 2 bedrooms with en-suites and a large landing area labelled as 'study area'. On the southwest elevation are 2 dormer windows and a velux. On the northeast elevation 4 velux rooflights are proposed.

The dwelling is proposed to be constructed of brick and concrete double Roman tiles. The fenestration is proposed to be white upvc.

In addition it is also proposed to erect a replacement garage for the existing No 110. The existing garage is a detached garage located to the side of No 110. This garage is proposed to be demolished to gain access to the new dwelling. The new dwelling is to be attached to the dwelling and be 2.8m by 4.9m. Materials are proposed to match existing.

There is an existing private access to the rear off Glenthorne Avenue but access to the site is proposed via Mudford Road.

HISTORY

07/00232/OUT - Proposed erection of 1 no. dwelling with double garage and replacement single garage for existing property - Application permitted with conditions - 10/4/07

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 Regional Spatial Strategy (Regional Planning Guidance 10: The South West), 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:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy 10: The South West

Regional Spatial Strategy (RSS10) Draft 2006

Development Policy A - Identifies Yeovil as a Strategically Significant Town

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

Development Policy H - Reusing Land

SR24 - Identifies the need for Yeovil to grow in terms of housing and employment

H2 - Housing Densities

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (The Quality of Development)
EP5 (Contaminated Land)
TP7 (Parking Provision in Residential Areas)

CONSULTATIONS

Area Engineer - "Surface water disposal via soakaways"

Somerset County Council - Highways - I would advise that the previous comments remain equally applicable to the present application.

This stated, "This proposal was the subject of a pre-application enquiry in which a former colleague Mike Bellamy made comments in relation to this site. These are equally applicable now that the planning application has been received and I have set out these comments below for the purpose of the Local Planning Authority.

The proposed site, has the benefit of two vehicular accesses - the main one being to the front of Mudford Road and the secondary access to the rear via a privately owned lane that leads out onto Glenthorne Avenue. Given that Mudford Road is categorised as a County Route in the Somerset Structure Plan, under normal circumstances I would favour an access to the rear off Glenthorne Avenue. However, in this case, it would appear that superior access arrangements could be designed from Mudford Road, whereas access to the site from Glenthorne Avenue would entail vehicles having to use a narrow lane (outside of the applicant's ownership), the junction of which is opposite a school in an area that becomes very congested at school times with pedestrians and vehicles.

This is an outline application with all matters reserved. An indicative layout has been submitted, however given the classification of highway I consider that it is essential to secure access, parking and visibility at the outline stage and that this should be demonstrated to the satisfaction of the Highway Authority by the submission of an amended plan addressing the issues set out below.

1. The existing vehicular access should be widened to a minimum width of 4.5m at the rear of the footway.
2. Visibility splays of 2.0m x 90m to the north and 2.0m x 70m to the centreline of Mudford Road to the south would be appropriate. The setback distance could be taken from the white lining that fronts your property as this accords with the driving line. I have no doubt that the visibility splay to the north can be provided, but it would need to be proven that the southerly visibility splay can be achieved, although I would concede that its availability may be dependent on your neighbour trimming his hedge to the rear of the footway, which can be requested by the Highway Authority in any event.
3. Pedestrian/vehicular inter-visibility splays should be provided either side of the access, based on coordinates of 2.0m x 2.0m to the rear of the footway. This is so that any vehicles emerging from the modified access will be able to adequately see pedestrians walking on the footway along Mudford Road.

4. The access road leading into the site should remain at a minimum width of 4.5m for the first 10m (longer if possible) before narrowing down to 3.0m.
5. The gradient of the revised access should be no steeper than 1-in-10 for the first 10m.
6. On-site parking and turning facilities should be provided for both the existing dwelling and the proposed dwelling.
7. I would strongly advise the retention of the access to the rear of your property that would serve the new development as a pedestrian/cycle access only.

The aforementioned design criteria, if designed properly, would be appropriate for one additional dwelling, once I have been satisfied that the aforementioned criteria can be adequately achieved, I will be able to conclude my highway observations in respect of this proposal."

Wessex Water (summarised) - The site is within a foul sewered area, there are water mains in the vicinity, the developer should agree connection prior to any works on site, protection of sewers and drains need to be ensured.

Environmental Protection Unit -

Environment Agency -

Yeovil Town Council -

REPRESENTATIONS

3 letters of representation have been received. They raise the following concerns (summarised);

- The previous outline application stated that the dwelling should be single storey
- Concerns over using rear access off Glenthorne Avenue
- Loss of outlook
- Existing properties lose their value
- Removal of trees could affect driveway
- The footprint, size and position on the site and design has changed from the outline
- Proximity to neighbours resulting in loss of privacy
- Addition noise / disturbance / light pollution
- This proposal could set a precedent.

A photo montage has also been submitted with one of the letters of objection.

CONSIDERATIONS

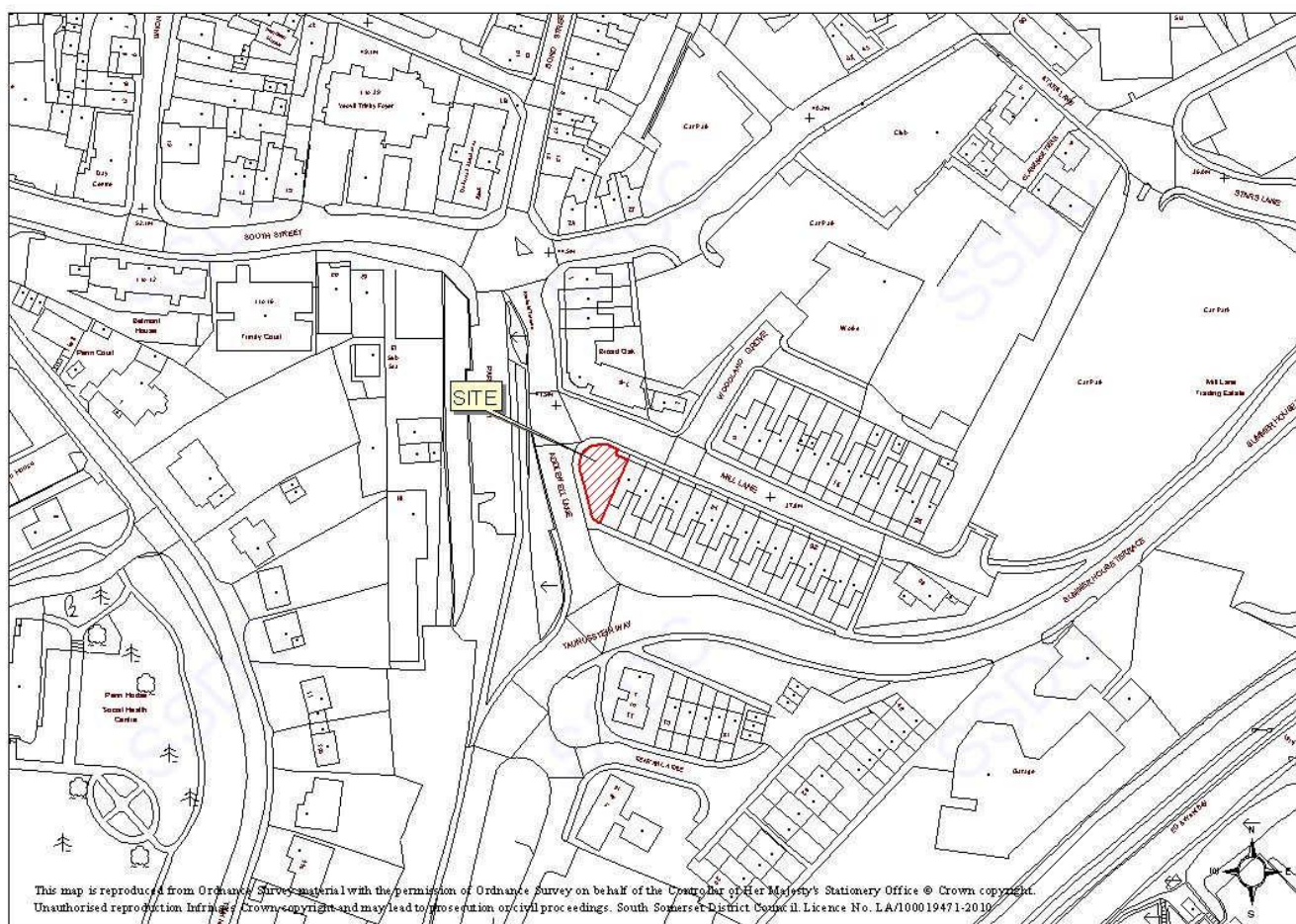
- Principle of Development
- Impact upon Residential Amenity
- Highways/ Access

The comments of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 10/00088/FUL

Site Address:	2 Woodland Terrace Mill Lane Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a block of 6 flats (revised scheme). (GR355855/115784)
Recommending Case Officer:	<i>Andy Cato</i>
Target date :	25th February 2010
Applicant :	Mr I White
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The application site is located on the junction of Mill Lane and Addlewell Lane and comprises a two-storey, small end of terrace property and large open garden contained behind a 2m curved brick wall flanking Addlewell Lane. A large 2-storey flat roof extension projects to the rear of the dwelling. The property is conspicuous in the street, being open to view from the busy South Street and from the higher ground and public car park opposite. The area is characterised by similar small 2 storey Victorian brick terraced properties, and a recent development immediately opposite which includes a corner property designed with a curved façade.

A planning permission obtained in 2006 (06/01580/FUL) allows the total demolition of the dwelling and the erection in its place of a four storey high new dwelling erected of a contemporary design to curve and sweep around the corner in a cam shape.

This current application, made under Section 73 of the Planning Act, seeks an amendment to the scheme of development approved under reference 06/01580/FUL - whilst still a very similar (contemporary) design the application is made to reduce the number of flats from 8 to 6.

HISTORY

04/01122/ful - Conversion of office to dwellinghouse - approved.

05/01348/ful - Conversion of offices into 2 self contained flats - approved.

06/01580/FUL - Demolition of dwelling and erection of block of flats - 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 Regional Spatial Strategy (Regional Planning Guidance 10: The South West), 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:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy 10: The South West

Regional Spatial Strategy (RSS10) Draft 2006

Development Policy A - Identifies Yeovil as a Strategically Significant Town

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

Development Policy H - Reusing Land

SR24 - Identifies the need for Yeovil to grow in terms of housing and employment

H2 - Housing Densities

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 48 - Access and Parking

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST9 - Crime Prevention

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

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

Yeovil Town Council: Comments invited (recommended an approval of application 06/01580/FUL).

SCC County Highway Authority: Comments awaited (advised in respect of 06/01580/FUL -"I have no objection in principle to a car free development in this location as Mill Lane is in close proximity to the town centre and public car parks")

SSDC Area Engineer: No observations/no objections.

SSDC Conservation planner: Supported 06/01580/FUL.

Neighbours: As with application 06/01580/FUL thirteen neighbouring householders have been notified and invited to comment on the application - no replies to date (one letter received in respect of 06/01580/FUL raised no objections but questioned the difficulties of parking in the area).

CONSIDERATIONS

The site is within development limits and as such the principle of development is acceptable. This scheme proposes an amendment to an approved scheme to erect a block of flats here (a material consideration).

There are three main issues:

The form, bulk and design,

The relationship with neighbouring properties, and

Car parking provision.

RECOMMENDATION

The views of the Town Council are invited.

4. Officer Report On Planning Application: 10/00237/FUL

Site Address:	6 Camborne Street Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Proposed two-storey in-filling extension to rear of dwelling. (GR 357034/116501)
Recommending Case Officer:	Jane Green
Target date :	1st April 2010
Applicant :	Mr & Mrs Coates
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



6 Camborne Street is a two storey terraced dwellinghouse built of red brick under a concrete tiled roof. The property is located in a predominately residential area within the development limits of Yeovil. Each property in the terrace has long narrow garden.

The proposal seeks permission for a two-storey gabled extension to the rear of the dwelling, which in fills an area adjacent to the existing two storey element.

HISTORY

86849 - Erection of a private garage and use of an existing access - Condition approved June 1971

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 (Expressing the Vision)

VIS2 (Principles for Future Development)

EN4 (Quality in the Built Environment)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

CONSULTATIONS

SSDC Technical Services - No comment

SCC Highways - No observations

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

- The residential amenity of occupants of the adjacent properties
- Visual amenity of the area
- The impact the extension may have on the form and character of the existing dwellinghouse

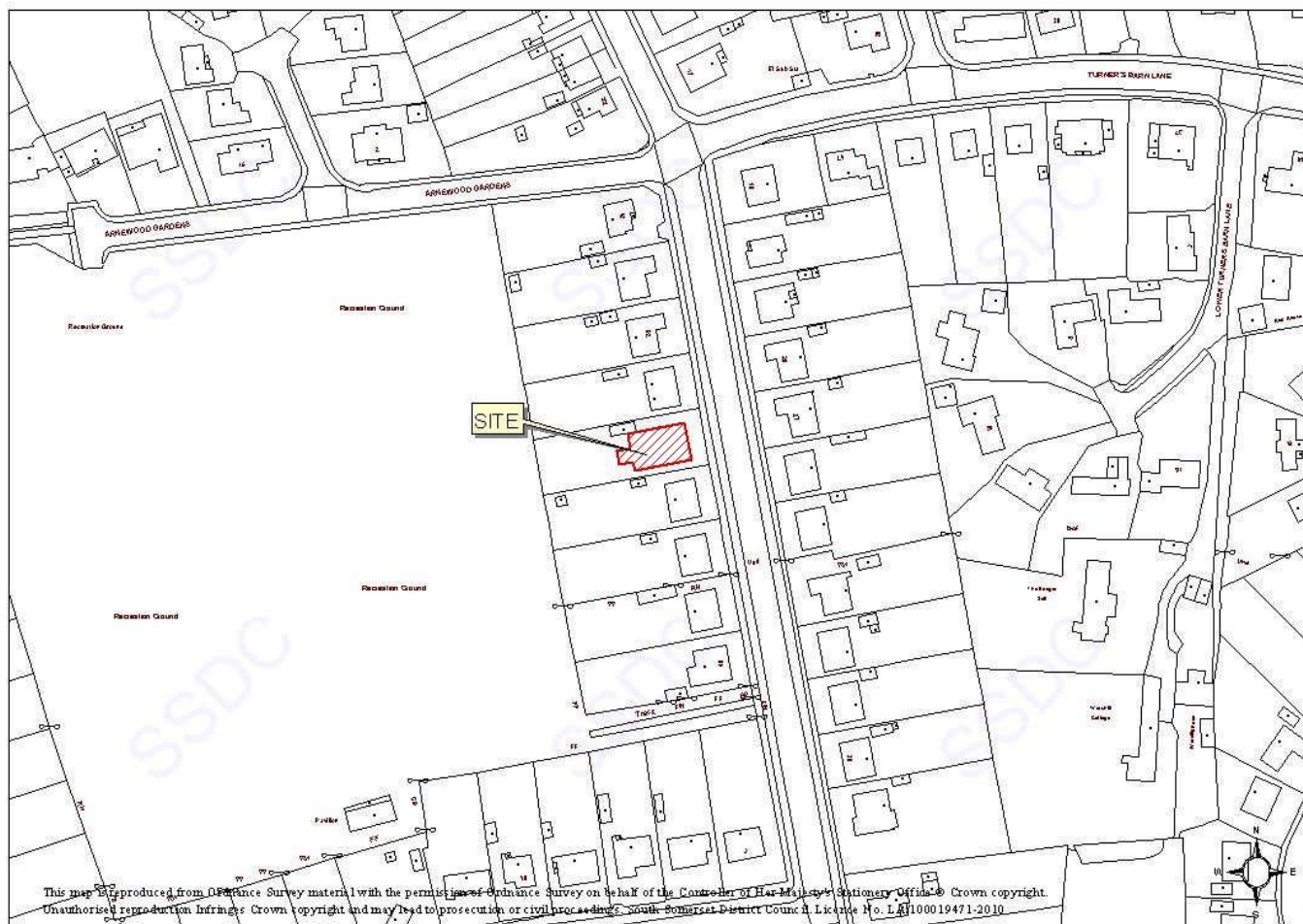
RECOMMENDATION

The views of Yeovil Town Council are invited.

5. Officer Report On Planning Application: 10/00318/FUL

Site Address:	32 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of an extension to bungalow to include raising of roof to form additional accommodation (revised application) (GR 354609/114485)
Recommending Case Officer:	Andrew Collins
Target date :	19th March 2010
Applicant :	Mr N C Murrell
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



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

Planning permission was granted, under planning application 08/04470/FUL, for a gable roof to the front. It is now proposed to erect a hipped roof and dormer to the front. The dormer to the side (north), the applicant stated will be obscured to protect residential amenity. At present the ridge of the bungalow (and its neighbours) is parallel to the road, this proposal involves the ridge going at right angles to the road and being raised.

HISTORY

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

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

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

08/01547/FUL - Alterations and extensions to dwelling to include raising of roof and the formation of rooms in roof space - Application Refused - 20/05/08 - (Appeal dismissed - 09/03/09)

08/04470/FUL - Alterations and extensions to dwelling to include raising of roof and the formation of rooms in roof space (Revised application) - Permitted with conditions - 11/12/08

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 Regional Spatial Strategy (Regional Planning Guidance 10: The South West), 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:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy 10: The South West
Regional Spatial Strategy (RSS10) Draft 2006
Development Policy A (Identifies Yeovil as a Strategically Significant Town)
Development Policy E (High Quality Design)
Development Policy G (Sustainable Construction)

Somerset and Exmoor National Park Joint Structure Plan
STR1 (Sustainable Development)
STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)
ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (The Quality of Development)

CONSULTATIONS

Area Engineer -

Somerset County Council - Highways - "No observations"

Yeovil Town Council -

REPRESENTATIONS

None received

CONSIDERATIONS

- Effect upon residential amenity
- Effect upon visual amenity
- Design

The comments of Yeovil Town Council are invited.

PLANNING DECISIONS

09/01671/FUL Mixed use redevelopment to provide 2 shops, 28 dwellings, one live/work unit, 8 flats and conversion of glove factory to form café/restaurant and offices and associated works. Foundry House and former Mill Lane Trading Estate, Summer House Terrace

APPROVED subject to conditions.

09/04477/FUL The erection of a first floor extension, a single storey link and a garage at 6 East Coker Road Yeovil Somerset BA20 2LT. Applicant Mr & Mrs Bailey.

APPROVED subject to conditions.

09/04520/FUL Alterations, loft conversion with alteration to roof pitch and erection of a two-storey rear infill extension at 80A Preston Grove Yeovil Somerset BA20 2DA. Applicant Mr and Mrs Andrew Baker.

APPROVED subject to conditions.

The proposal by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policies ST5 and ST6 of the South Somerset Local Plan.

09/04723/ADV The display of various illuminated and non-illuminated signs at McDonald's Restaurants Ltd, Lysander Road Yeovil Somerset BA20 2AU. Applicant McDonald's Restaurants Ltd.

APPROVED subject to conditions.

09/04724/FUL Installation of a customer display and canopy at McDonald's Restaurants Ltd, Lysander Road Yeovil Somerset BA20 2AU. Applicant McDonald's Restaurants Ltd.

APPROVED subject to conditions.

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.