



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 19 January 2009**

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

13 January 2009

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

To: All Members of the Planning and Licensing
Committee

J Vincent Chainey

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Tom Parsley

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 approve the Minutes of the previous meeting held on 5 January 2009.

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 27)

5. **PLANNING DECISIONS** (Page 28)

6. **CORRESPONDENCE**

7. **FINANCIAL STATEMENT FOR PERIOD ENDING 30 NOVEMBER 2008**

To consider the Financial Statement for the period 1 October to 30 November 2008, attached at pages 29 to 34.

	Application No	Proposal	Address
1	08/04366/FUL	Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) (GR 356147/117148)	24 - 30 & 36 - 46 & 53 - 75 Milford Road, 176, 178, 103 & 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil
2	08/04603/FUL	Demolition of single storey extension and the erection of a two storey extension to dwellinghouse (Revised Application)(GR 357037/116414)	45 Camborne Grove Yeovil Somerset
3	08/04929/COU	Change of use from industrial warehouse to indoor sports facility (GR: 357642/117052)	Unit 4 33 Oxford Road Pen Mill Trading Estate
4	08/05021/FUL	The retention of a garden shed/garage in the front garden of premises to serve flat 2 (GR355094/115163)	93 Hendford Hill Yeovil Somerset
5	08/05087/FUL	Conversion and extension of former car part sales on ground floor of premises to form a flat together with associated parking and landscaping (GR: 355084/115645)	58 West Hendford Yeovil Somerset
6	08/05063/FUL	Loft conversion and alterations to existing roof (revised application) (GR: 354361/114417)	12 Wraxhill Road Yeovil Somerset
7	08/05125/FUL	Alteration and extension to nursing home (GR: 355166/116461)	Ivelhurst Care Home 27 Preston Road Yeovil
<u>FOR INFORMATION</u>			
8	09/00019/TEA	The erection of a 12m high streetworks pole, a tri-sector antenna (shrouded), an equipment cabinet, a lucy mains pillar and ancillary works (GR 355079/117093)	Land At Pickett Lane Marsh Lane Yeovil

PLANNING MEETING
MONDAY 19 JANUARY 2009

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

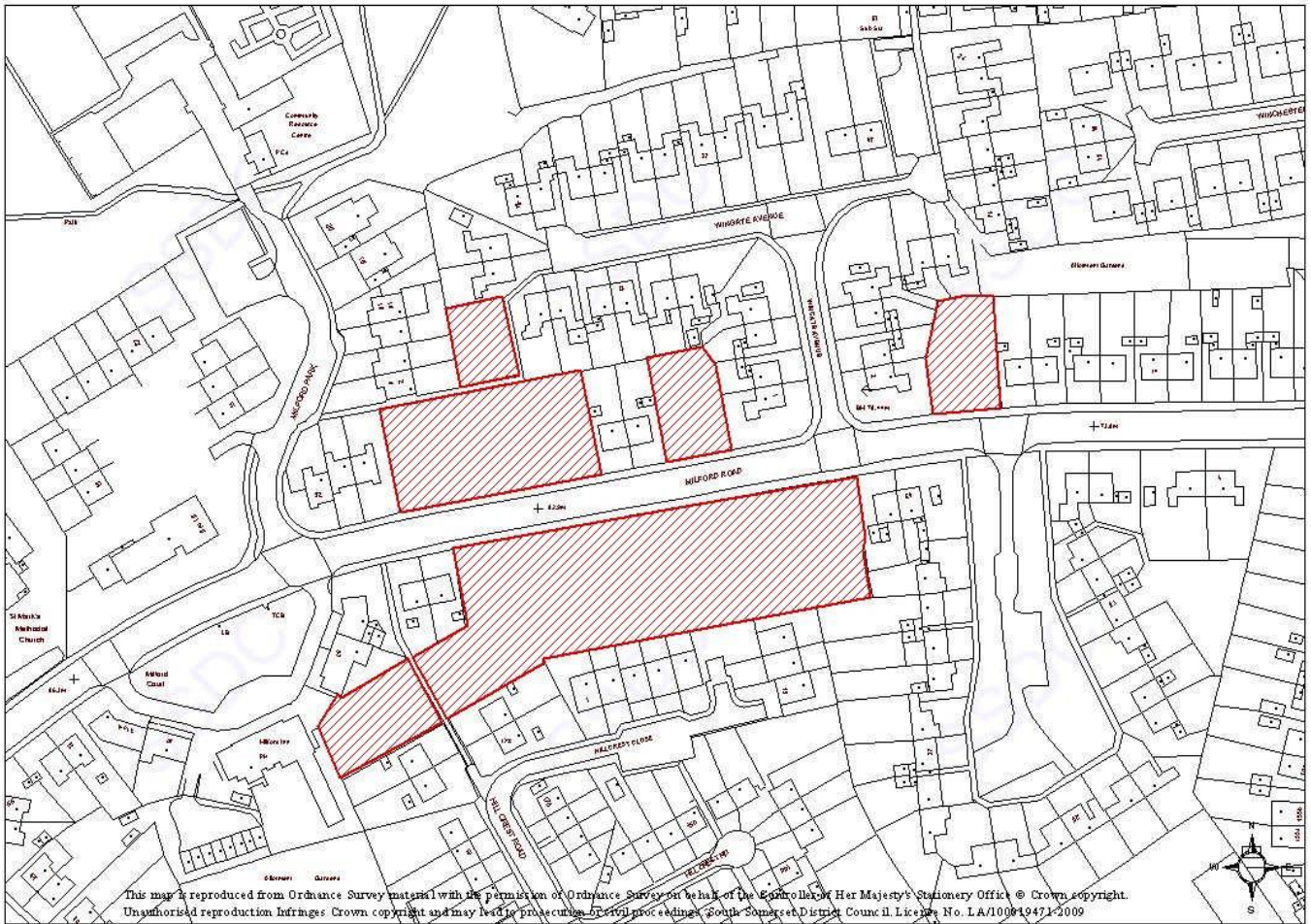
LEVEL 3 APPLICATIONS

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: 08/04366/FUL

Site Address:	24 - 30 & 36 - 46 & 53 - 75 Milford Road, 176, 178, 103 & 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) (GR 356147/117148)
Recommending Case Officer:	Andrew Collins
Target date :	22nd January 2009
Applicant :	South Somerset Homes
Type :	Major Dwlgs 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



Milford Road is located within a residential area to the north of Yeovil off St Michaels Avenue. The area is characterised by post war white rendered semi detached and terraced housing fronting onto the highway in a traditional linear form. The majority of housing does not benefit from on site parking provision and therefore rely on parking on the street.

This is a revised application following the refusal of 07/04831/FUL and 08/00270/FUL. Planning application 08/00270/FUL was the subject of an appeal where the application was dismissed, but only because a Section 106 legal agreement had not be proposed for the affordable housing and financial contribution for play / open space.

As such this revised application is the same layout and form as the previously revised application. A draft Section 106 agreement has been drawn up by the council's legal department to be sent to the applicant for agreement.

The application seeks a full planning permission for the demolition of 26 existing houses and the erection of 42 new dwellings of 5 different types, including 36 three-bed dwellings, 2 two-bed dwellings and 4 four-bed dwellings - a density of some 56 dwellings per hectare. In more detail:

On the south side of Milford Road 6 pairs of semi detached houses are to be demolished and replaced by 3 blocks of 3 terraced houses, 1 block of 5 terraced houses and 2 pairs of semi-detached houses.

These will stand at a two storey height at a similar ridge level to the houses they are to replace apart from one of the pair of semi detached houses which are to be fitted with 3 storey roof dormer windows. This will have a higher ridge height of some 1m. They are to be laid out and aligned so as to front onto the road as per the dwellings they are to replace but will be set back by some 1.5m to allow for the provision of parking spaces.

At the rear of the Milford Inn and to the rear of housing to be retained fronting onto Milford Road two pairs of semi-detached houses are to be demolished and replaced by two blocks of 3 houses. The existing houses are accessed by a pedestrian pathway running between Milford Road and Hillcrest Road. This arrangement is to be retained in the new scheme. The proposed new houses will stand at a similar ridgeline to the existing houses at a 2-storey height.

On the north side of Milford Road 5 pairs of semi detached houses are to be demolished and replaced by 1. Two blocks of 3 houses which are to stand at a two-storey height at a similar ridge height as the dwellings to be removed and 2. A courtyard scheme involving the erection of two blocks of 5 houses at 2 stories and a pair of semi detached houses at two and a half stories. This courtyard layout will result in the most apparent change to the established pattern/grain of housing involving houses turned at right angles and facing gable end onto Milford Road and fronting onto a small private estate road. In a revision to the previous refusal, the two end dwellings facing Milford Road are proposed to be hipped. The pair of semi detached, two and a half story houses are to occupy a position to the rear of the courtyard, facing towards and some 19m back from the Milford Road carriageway edge. These houses are to occupy a vacant parcel of open land previously used as allotments. False chimneys are proposed on the ridge at either end on all of the dwelling types. Obscure windows are proposed to the rear of these dwellings to address the overlooking issues.

Access and parking provision. 64 off street parking spaces are proposed to serve the 42 new dwellings. The majority of these spaces are to be laid out in a continuous block so as to front the proposed houses. A small parking courtyard of 6 spaces off a private courtyard will serve the dwellings to the rear of the Milford Inn.

The proposal also entails the formation of a series of pedestrian accessways to the new houses.

Materials. The proposed houses are to be finished in brick and concrete roof tiles (a mix of pantile and double roman).

HISTORY

07/04831/FUL - Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings - Application Refused - 27/11/07.

08/00270/FUL - Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (GR 356147/117148) - Application Refused - 28/02/2008 - Appeal dismissed - 15/09/2008 (The only reason

the appeal was dismissed was because a Legal Agreement to secure the affordable housing and financial contributions for open space was not on the table)

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1

VIS2

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR2 (Towns)

Policy 48 (Access and Parking)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles)

ST6 (Quality of development)

HG4 (Housing density)

HG7 (Affordable Housing)

CR2 (recreational facilities)

CR3 (recreational facilities-off site)

CR12 (Allotments)

ST10 (Planning Obligations)

TP7 (Parking Provision)

CONSULTATIONS

Area Engineer - "Comments as previously" Said before "Details of surface water attenuation required and calculations, design layout etc. Run off from proposed development to be no greater when developed to that in its existing state at present."

Environmental Protection Unit - "Having considered the application above, I can advise Environmental Protection has no adverse comments."

Leisure Facilities Officer - Requires a financial contribution for playing pitch requirements and strategic community facilities.

Play & Youth Facilities Officer - Requires a financial contribution for outdoor equipped playground requirements.

Housing Development Officer - "One of SSDC's key corporate priorities is to reduce homelessness and in line with our Housing Strategy, we seek to achieve this by enabling additional housing in partnership with Registered Social Landlords.

This development will help to alleviate the housing need in this area by creating additional affordable units. There are at present, 3,488 people on the housing register in need of a property in Yeovil.

This development will provide mixed tenure accommodation to create a sustainable community, which will comply with Government guidance. The alternative tenures will provide a suitable balance of accommodation.

A condition of the transfer agreement was that the PRC units had to be brought up to standard. In some cases, the most economical way to do this is to demolish the properties and rebuild them.

South Somerset Homes will be demolishing 26 units and building 42. We expect 35% of the extra 16 units to be affordable as well as the 26 replacement units. Giving a total of 32 affordable units.

In conclusion, we totally support this application and the opportunity it represents to provide additional affordable housing in an area of housing need."

Somerset County Council - Highways - "The Planning Officer will be aware that the previous application on the site (07/04831/FUL) was previously refused prior to detailed highway observations being made upon the proposed layout, and that none of the reasons for refusal were related to highway issues.

In this case the applicant has resubmitted the application and whilst I have no objection in principle to the proposed redevelopment of this site, there are nevertheless a large number of detail issues relating to the proposed access and egress arrangements (including pedestrian access) which will require attention to enable a safe and satisfactory means of access to the various sites to be provided in perpetuity." Over a page of A4 notes were attached requiring issues to be addressed.

Yeovil Town Council -

REPRESENTATIONS

1 letter of objection from neighbouring residents have been received. They raise the following comments (summarised);

A 1st floor window would overlook rear garden

Concerns over loss of sunlight in garden

Concerns over levels as neighbours property at lower level resulting buildings being more dominant

Concerns over boundary treatment between new and proposed properties and associated anti-social behaviour

Not enough parking and traffic problems already in the area.

CONSIDERATIONS

Planning History

Previously the Council considered that the key considerations in this case are whether this is an appropriate form and scale of development that respects the character of the locality and results in no harm to residential amenity. Also there needed to be an assessment as to whether the previous reason for refusal has been addressed by this

revised application. The previous reason for refusal stated; "The proposal, by reason of the layout, design and pedestrian access arrangements will result in an unsatisfactory form of development. It will appear incongruous and incompatible in the street and suffer from a poor relationship with the adjoining existing dwellings. As such, the proposal is contrary to policy STR1 of the County Structure Plan to policy ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and to the advice contained in Planning Policy Statement 1 and the Councils Supplementary Planning Guidance "The Design of Residential Areas."

Whilst the layout and design is the same as the previously refused application, this was considered at appeal. The inspector resolved that the layout and design was acceptable and the potential overlooking referred to by the neighbour would not lead to a material loss of privacy. In addition, the alleyways and loss of allotment was considered to be acceptable.

Highways

Having regard to the highway comments, on discussion with the highways officer, a second reason for refusal is not recommended but the private parking court is not ideal and does not comply with estate road requirements.

Based on the above, in considering the appeal decision the Council do not have an option on this application, subject to the signing of the Section 106 legal agreement for the items mentioned above.

The comments of Yeovil Town Council are invited.

2. Officer Report On Planning Application: 08/04603/FUL

Site Address:	45 Camborne Grove Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of single storey extension and the erection of a two storey extension to dwellinghouse (Revised Application)(GR 357037/116414)
Recommending Case Officer:	Simon Fox
Target date :	29th December 2008
Applicant :	Mr R Robertson And Mr M Stayner
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the demolition of an existing two-storey element to the building and the erection of a larger replacement two-storey extension. This is actually an application seeking small variations to a previous consent. Work is underway on site in connection with the previous approval.

The property is an end of terrace dwelling constructed from red brick under a slate roof. Most of the properties along the terrace all have two-storey elements at the rear of varying sizes and styles, including some that appear integral to the original design.

Existing properties in the area are mainly terraced, with a Public House (Great Western Hotel) located to the east of the property.

This application has already been considered by the Town Council but has since been amended.

HISTORY

08/01967/FUL - Demolition of two-storey extension and the erection of a two-storey extension to dwellinghouse - 26/06/2008

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

decisions 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 (Adopted 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

REPRESENTATIONS

No letters have been received from neighbours.

CONSIDERATIONS

The key considerations of the proposal are those of the impact on the character of the area and on residential amenity. A material consideration is the existence of a previous approval for an almost identical scheme.

The Town Council previously considered a similar application (08/04967/FUL) at the Monday 2 June 2008 meeting, concluding that

"It was noted that the proposals would tidy up the site and there would no access problem as access would be gained from the rear".

The application has been amended to revise the fenestration again and amend the materials back to render from facing brick. The use of render was approved in the last application.

RECOMMENDATION

The views of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 08/04929/COU

Site Address:	Unit 4 33 Oxford Road Pen Mill Trading Estate
Ward :	Yeovil (East)
Proposal :	Change of use from industrial warehouse to indoor sports facility (GR: 357642/117052)
Recommending Case Officer:	Andrew Collins
Target date :	2nd February 2009
Applicant :	Mr Simon Trim (PAMFA)
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The property is located within the development area of Yeovil. The property is an existing vacant industrial unit located on the Penn Mill Trading Estate.

Certificate B has been served on the current owners of the building. Planning permission is being sought to convert the unit into an indoor sports facility. Internally this would require laying a synthetic pitch on top of the current flooring. The pitch is proposed to be 15m by 25m with a waiting area by the entrance. No external alterations are proposed.

The applicants state that there are 20 car parking spaces for their use.

HISTORY

None relevant

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1

VIS2

EN4

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

Policy 48 (Access and Parking)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (Quality of Development)

ME6 (Retention of Land and Premises)

TP6 (Non - Residential Parking Provision)

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Council - Highways - "To be considered further"

Leisure and Recreation Officer - "Sport, Arts and Leisure have no objections to the proposed change of use. I would however recommend that adequate provision is made for changing facilities and toilets; it is unclear from the plans on EDM whether this is the case or not."

Economic Development Team Leader - "I have been liaising with the applicants on this application prior to its submission at the request of the Sport and Leisure service. I have through meetings, telephone conversations and e-mail exchanges tried to encourage them to submit much more information than they actually have."

From an economic perspective, I particularly want to understand:

What evidence there is of demand for this proposed facility in the Yeovil area?

How many staff will the centre employ?

What are the proposed operating times?

How many car parking spaces does the unit have access to?

How many people are expected to visit the centre at any one time and if there is adequate car parking provision?

Is the proposed centre on a bus route?

What business is currently at this premises?

Has any marketing been done to determine that there is no longer a need for the industrial unit? If so, what are the results of this marketing exercise?

Why this location? Is it not possible to share sports facilities already provided in the area? If not, why not?

There are far too many questions that have not been addressed in this application.

In summary, without the required information identified in the list above, I am unable to support this application."

Planning Policy - "The applicant seeks to change the use of Unit 4, 33 Oxford Road, Penn Mill Trading Estate from B8 industrial warehousing use to D2 leisure use (for a synthetic sports pitch), resulting in the loss of 0.13ha of employment land/premises and the equivalent of 3 full-time jobs.

Policy ME6 of the adopted South Somerset Local Plan does not permit the alternative use of existing employment land and premises where that alternative use would have a significant adverse effect on employment opportunities. The two exceptions being, where there is an overriding need which outweighs the employment value of the land and for which there is no suitable alternative site, and where significant environmental benefits would result which outweigh the employment value of the land and premises. The issue here is whether the change of use would have a significant adverse effect on employment opportunities in Yeovil.

Planning Policy Guidance Note 4 (Industrial, Commercial Development and Small Firms) and draft Planning Policy Statement 4 (Planning for Sustainable Economic Development) both require local planning authorities to support economic development by providing a good range of available sites, offering opportunities for job creation in both large, medium and small businesses. Draft PPS4 is clear that evidence should be used to understand both existing business needs and likely changes to the market, to facilitate a supply of land, which will be able to cater for those differing needs and the expected employment needs.

In terms of supply and demand for employment land in Yeovil, historically there has been an undersupply (evidenced through the Local Plan Inquiry). There is demand for employment land in Yeovil. The Business Perspectives on Property - Workspace Survey and Review (2007) which surveyed local businesses across the District to establish their immediate need for land over the next 5 years, identified a minimum need for some 2.35ha to 3.14ha of employment land within Yeovil to meet identified latent demand from local businesses. Long-term demand has also been identified through the Draft Regional Spatial Strategy (RSS). The Secretary of State has proposed changes to Policy SR24 of the Draft RSS which now requires the provision of 6,400 new homes within the existing urban area of Yeovil and 5,000 new homes at the Area of Search, around Yeovil. Accompanying these homes will be at least 9,100 jobs in the Yeovil Travel To Work Area (TTWA) with the provision of at least 43 ha of employment land.

Whilst there is demand for employment land/premises, the pressure to loose employment land has remained strong. On the 31st March 2007, 18.68ha of employment land had been lost to other non B-uses in Area South, from the 1st April 2007 to 31st March 2008 (Annual Monitoring Report period following refusal of 04/01763/OUT) an additional 1.36ha of employment land was lost to non-employment uses (7.2% of the total employment land lost in Area South since 1991) and 3.68ha had planning permission to change of use from B1, B2 or B8 of the Use Classes Order. Supply and demand issues suggest that there may be a need to retain those existing urban sites which offer a sustainable homes/work balance.

From a purest perspective, given that there is a need for additional employment sites, we should be retaining existing ones, especially if cumulative loss is becoming an issue in Yeovil. However, as this would prevent any form of redevelopment/change of use,

this would be unacceptable, especially as the Local Plan Policy requires a judgement to be made over the value of that land, therefore this is the key. Given all of the above, would this loss be significant?

As it stands the applicant has not demonstrated an overriding need for the change of use. In the absence of this justification a planning policy OBJECTION is raised to the application. If the applicant is able to make such a justification, then the objection may be removed."

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

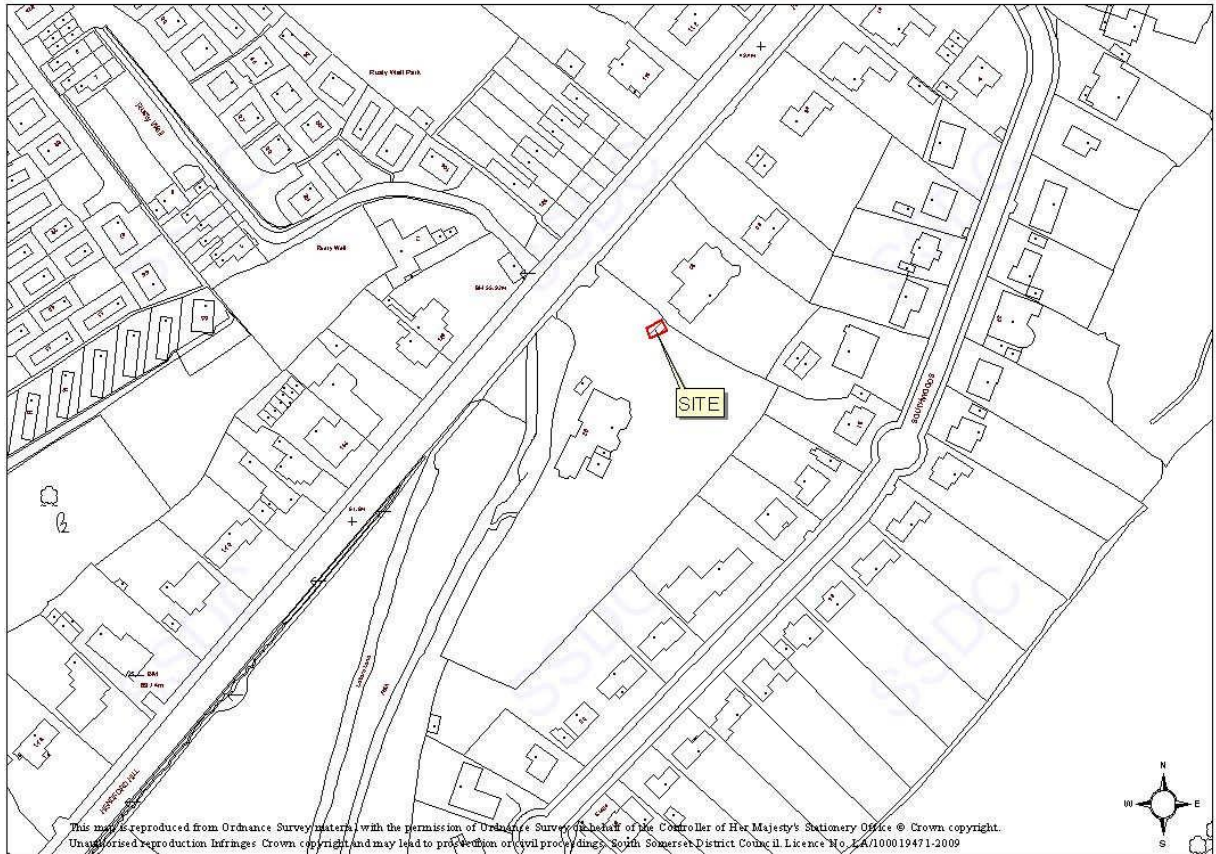
- Loss of Employment Use / Suitability of use on a Trading Estate
- Effect upon Residential Amenity
- Effect upon Visual Amenity
- Parking / highways implications

The comments of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 08/05021/FUL

Site Address:	93 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The retention of a garden shed/garage in the front garden of premises to serve flat 2 (GR355094/115163)
Recommending Case Officer:	Jane Green
Target date :	4th February 2009
Applicant :	Mr C Lukey
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The application seeks permission for the retention of a garden shed/garage in the front garden of premises to serve Flat 2.

The site is located within the development area of Yeovil and the shed itself is immediately below 2 trees with tree preservation orders.

Previously approved with a condition to restore the land to its former condition after 3 years as most likely originally applied for as a temporary structure.

HISTORY

03/02572/FUL - The erection of a garden shed/garage in the front garden of premises to serve Flat 2. - Approved with conditions

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)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)
ST5 (General Principles of Development)

CONSULTATIONS

SSDC Technical - No comment
SCC Highways - No observations
SSDC Trees - No comments received at time of writing

REPRESENTATIONS

15 neighbours notified - No representations at time of writing

CONSIDERATIONS

The main considerations here are visual amenity.

RECOMMENDATION

The observations of the Town Council are invited.

5. Officer Report On Planning Application: 08/05087/FUL

Site Address:	58 West Hendford Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Conversion and extension of former car part sales on ground floor of premises to form a flat together with associated parking and landscaping (GR: 355084/115645)
Recommending Case Officer:	Helen Ferdinand
Target date :	23rd January 2009
Applicant :	Sphere Electrical
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



58 West Hendford comprises an end of terrace three-storey property located at the junction of West Hendford and Beer Street. The last known use of the ground floor was as a car parts sales outlet, and the upper floors is a flat.

Planning permission is sought for the change of use of the ground floor to residential, and to erect a single storey side extension to provide a two-bedroomed flat. The two-bedroomed flat on the upper floors will be retained with minor internal alterations. To the rear of the property is space for a small rear courtyard, two parking spaces, a bike store and wheelie bins.

HISTORY

07/05376/FUL: conversion of shop selling car spares to a dwellinghouse. Approved January 2008.

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

Policy VIS 1

Policy VIS 2

Somerset and Exmoor National Park Joint Structure Plan

STR 1: Sustainable Development

Policy 49: Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006)
Policy ST5: General Principles of Development
Policy ST6: Quality of Development
Policy TP7: Residential Parking Provision
Policy ME6: Retention of Land and Drainage

CONSULTATIONS

Yeovil Town Council (19 January 2009):

County Highways: The following relevant comments were made in respect of the previous application: 'The site is within the development limit and located in a predominantly residential area of Yeovil. The location is sustainable lying close to shops, schools and other amenities, and is well served by the local bus service. As a result the principle of development in this area is acceptable. The Highway Authority considers that the proposal is located outside of the town centre and therefore there is a requirement for the provision of on-site parking particularly as on street parking is at a premium in this area.'

Environment Agency: No objection, but comment that the sequential test position is clarified; recommend that the flats be divided vertically to provide a safe refuge for people upstairs; the conditions and recommendations of the FRA are adhered to; and, water efficiency measures should be incorporated into the scheme.

Economic Development Officer: The supporting evidence that accompanied this application made no reference, nor provided evidence that the premises at 58, West Hendford had been marketed as a commercial/retail premises. Before I can support the loss of commercial property, I need to know that all measures have been taken to find an alternative commercial use. I would wish to know that the premises has been marketed for a minimum of a year, was reasonably priced, preferably offered both freehold and leasehold etc.

There is no supporting evidence that enables me to endorse this application. Therefore and in summary, I am unable to support this application.

Environmental Protection Unit: no comment

Area Engineer: no comment

REPRESENTATIONS

None received.

CONSIDERATIONS

The subject land falls within the defined 'development area' of Yeovil and therefore the principle of development is accepted. Furthermore, the proposal to convert the ground floor from the sale of car parts to residential has been granted approval previously under planning permission 07/05376/FUL in January 2008. Therefore, it is the detailed material planning considerations of the proposed extension to the property that need to be considered:

- The potential impact of the extension of the street scene and the character and appearance of the area.

- The potential impact of the extension on the residential amenity of the occupiers of surrounding properties.
- Whether the parking and access arrangements associated with the extension are adequate and safe.

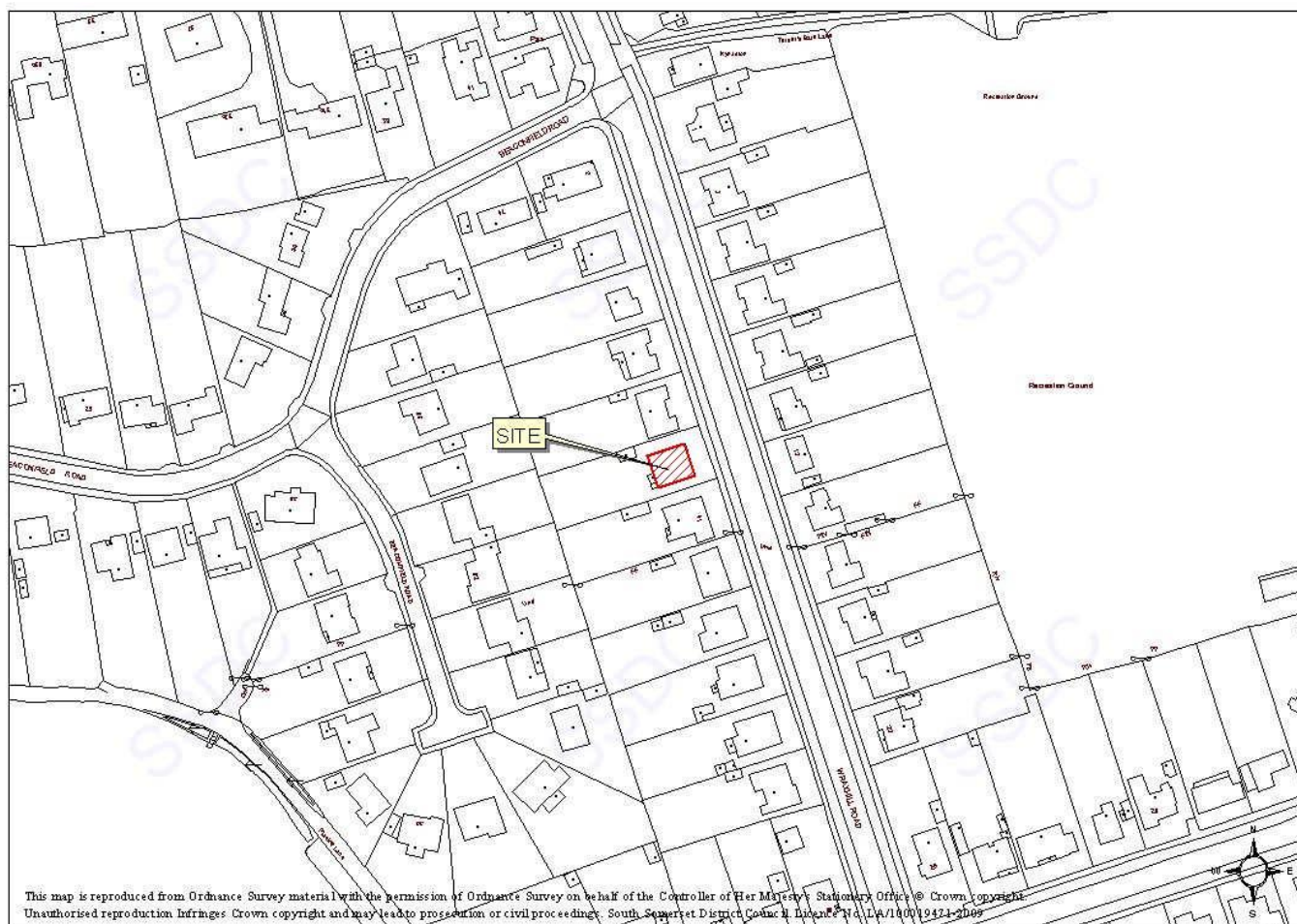
RECOMMENDATION

The views of Yeovil Town Council are invited.

6. Officer Report On Planning Application: 08/05063/FUL

Site Address:	12 Wraxhill Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Loft conversion and alterations to existing roof (revised application) (GR: 354361/114417)
Recommending Case Officer:	Sam Fox
Target date :	22nd January 2009
Applicant :	Mr Andrew Newbury
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



This is a revised application for alterations to the existing roof of the dwelling. The property is a single storey detached dwellinghouse, constructed from brick with areas finished with render. The property has plain grey roof tiles and a combination of stained timber and brown UPVC window frames. It has an existing brown UPVC conservatory at the rear. There is a large garden to the rear enclosed with fencing, trees and shrubs. The property is located within the Yeovil development area, and is situated in an area of similar properties. The proposed alterations to the roof include the raising of the height at the front and back of the house by removing the existing hipped elements and replacing them with gables. New windows will be inserted into both the front and rear elevations of the property. Obscure glazed rooflights are proposed for both side elevations. The alterations will be carried out in materials to match the existing dwelling. The previous application was approved but since this the lead sheet roof over the front bay windows has started to leak, therefore, this revised application is for the addition of a tiled pitched roof and canopy on the front elevation over the front bay windows and front door, which is a design already present within the vicinity.

HISTORY

900283 - Alterations and extension to bungalow - Conditionally Approved 26/02/90
08/03095/FUL - Loft conversion and alterations to existing roof. Application approved with conditions.

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principles of Development

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

REPRESENTATIONS

Seven neighbours were notified, no comments received to date, consultation period ends 22 December 2008.

CONSIDERATIONS

The main issues to be considered in this case are;

The effect the proposal has on the form, character, and setting of the locality.

The effect on the residential amenity of occupiers of adjoining occupiers.

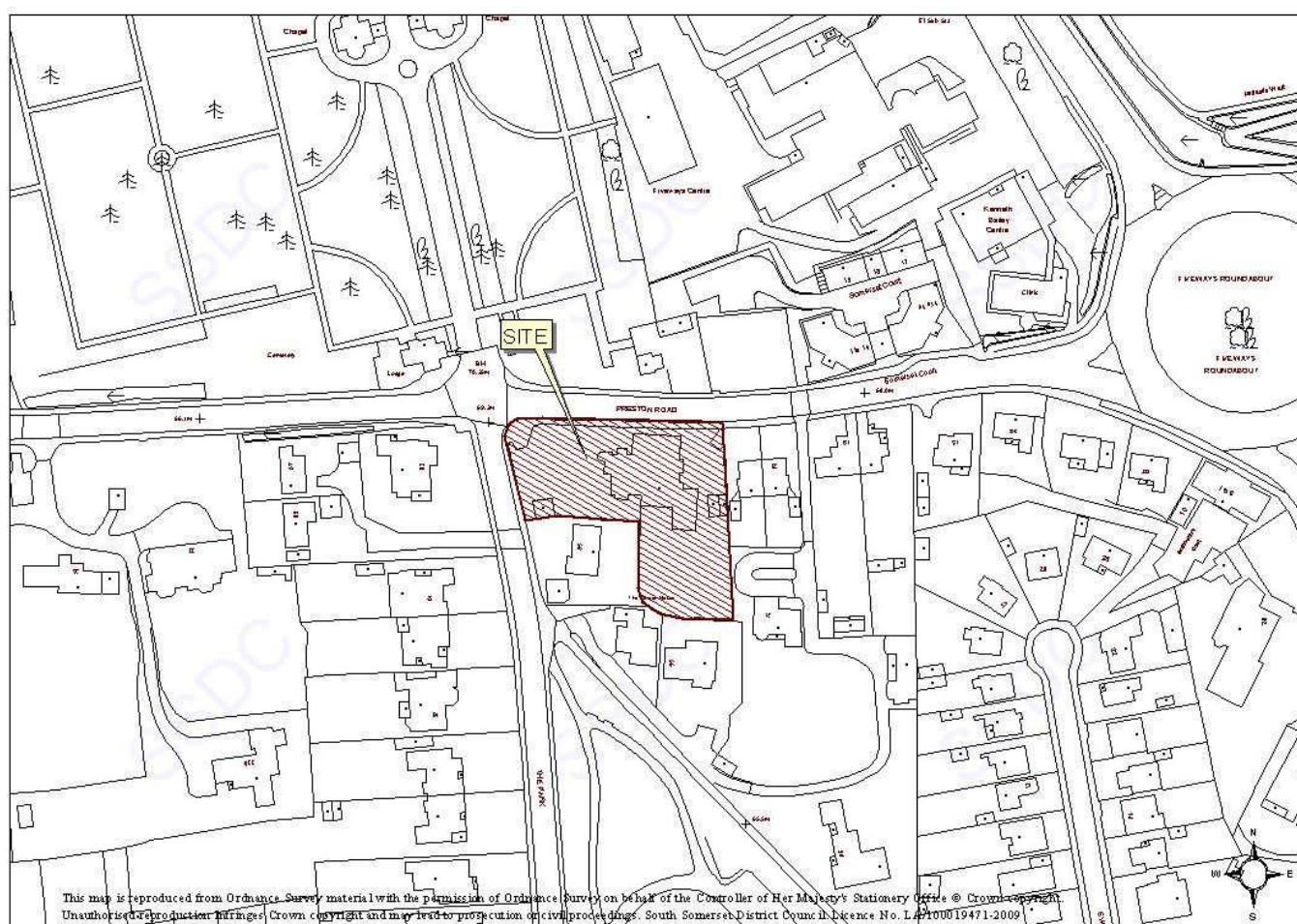
RECOMMENDATION

The observations of the Town Council are invited.

7. Officer Report On Planning Application: 08/05125/FUL

Site Address:	Ivelhurst Care Home 27 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alteration and extension to nursing home (GR: 355166/116461)
Recommending Case Officer:	Andrew Collins
Target date :	28th January 2009
Applicant :	Mr Paul White
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The property is a detached nursing home located within the development area of Yeovil and adjacent The Park Conservation Area. It is located on the southern side of Preston Road on the junction with The Park. On the north elevation a substantial hedge exists and large tree forms the western boundary of the existing car park.

It is proposed to erect four extensions to the nursing home. The extensions would improve the existing facilities of the nursing home and enlarge the two day rooms, improve the front entrance, create a roof terrace and enlarge / improve bedrooms. 5 extensions are proposed by the extensions but due to internal arrangements and the removal of double bedrooms, no additional bedrooms would be created by the extensions.

In detail a single storey extension with pitched roof is proposed to north to enlarge the day room and form a hairdressing room. Also on the north elevation a two storey extension is proposed that enlarges / creates bedrooms but other are removed elsewhere.

On the eastern elevation a new 2 storey extension is proposed with an entrance porch on the ground floor and bedroom at first floor.

On the southern elevation the day room is proposed to be extended over the existing patio with a roof terrace on the first floor.

The extensions are proposed to be constructed of brickwork and detailing to match the existing with clay plain tiles for the roof.

Parking on the site is not proposed to be altered by these proposals.

HISTORY

91/02782/FUL - THE CHANGE OF USE FROM DWELLINGHOUSE TO RESIDENTIAL HOME FOR THE ELDERLY (GR 551/164) - Application permitted with conditions - 22/05/1991

91/02780/FUL - ALTERATIONS AND ERECTION OF A TWO STOREY EXTENSION TO NURSING HOME (GR 551/164) - Application Refused - 09/10/1991

91/02781/FUL - ALTERATIONS AND THE ERECTION OF A TWO STOREY EXTENSION TO NURSING HOME (GR 551/164) - Application Refused - 05/03/1992 (Appeal Allowed)

96/02594/FUL - Internal alterations to convert two triple bedrooms on the first floor to four single bedrooms, and the formation of new windows (GR 551/164) - Application permitted with conditions - 16/12/1996

04/03047/FUL - The erection of a two storey extension to residential nursing and care home (GR 355198/116457) - Application permitted with conditions - 07/01/2005

POLICY

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1

VIS2
EN4

Somerset and Exmoor National Park Joint Structure Plan
STR1 (Sustainable Development)
STR4 (Development in Towns)
Policy 9 (The Built Historic Environment)
Policy 48 (Access and Parking)
Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)
EH1 (Conservation Areas)
ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (Quality of Development)
TP6 (Non - Residential Parking Provision)

CONSULTATIONS

Area Engineer - "No comment"

Council's Arborist - Comments pending.

Somerset County Council - Highways - "No observations"

Yeovil Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

- Design of proposals
- Effect upon residential amenity
- Effect upon visual amenity
- Consideration on whether proposal adversely effects views into or out of the Conservation Area.

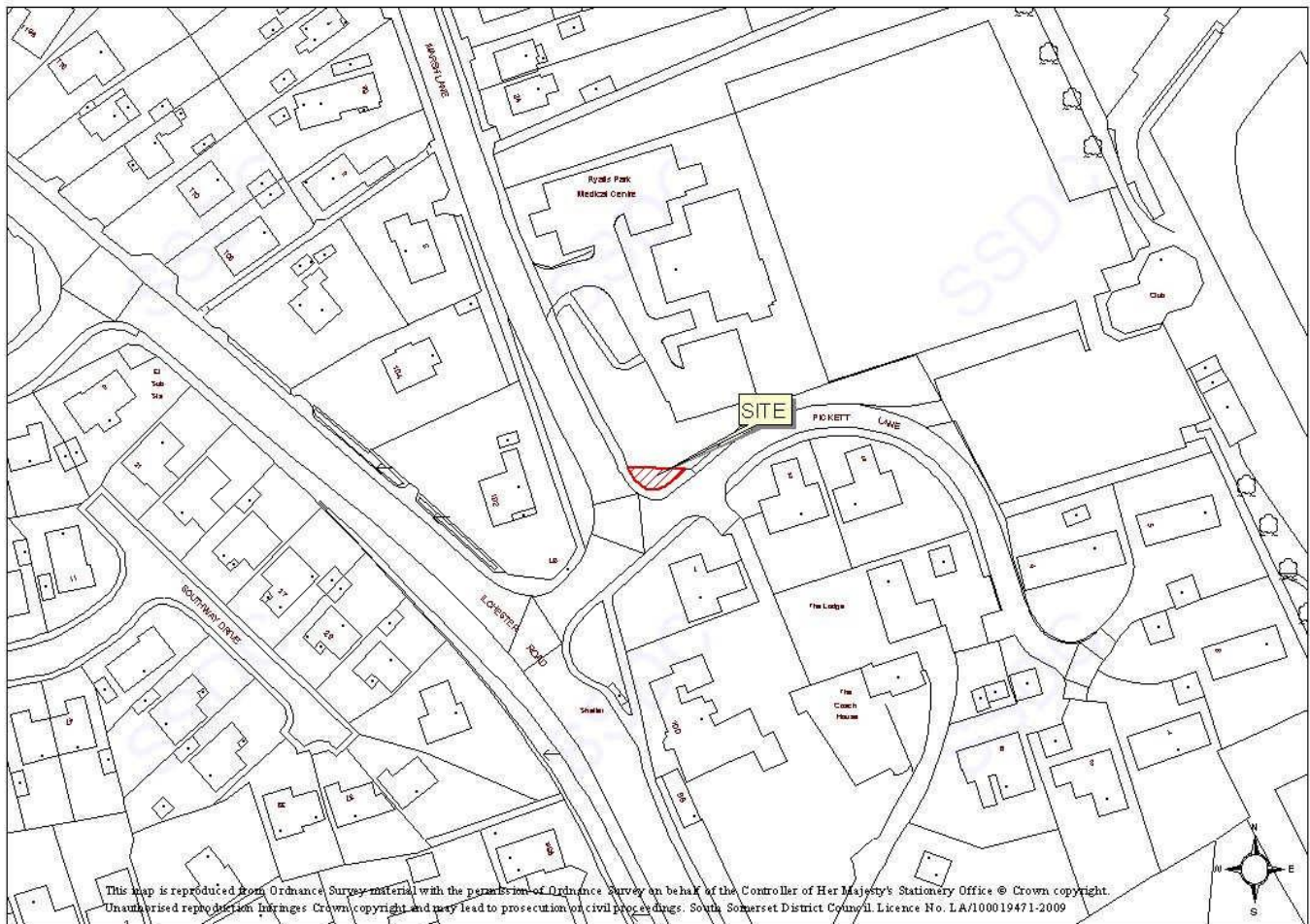
The comments of Yeovil Town Council are invited.

FOR INFORMATION

8. Officer Report On Planning Application: 09/00019/TEA

Site Address:	Land At Pickett Lane Marsh Lane Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a 12m high streetworks pole, a tri-sector antenna (shrouded), an equipment cabinet, a lucy mains pillar and ancillary works (GR 355079/117093)
Recommending Case Officer:	
Target date :	16th February 2009
Applicant :	Vodafone Ltd
Type :	Non PS1 and PS2 return applications

SITE DESCRIPTION AND PROPOSAL



This is notification of intent to erect a 12 metre high street works pole, 1 no tri sector antenna (shrouded) an equipment cabinet, a Lucy mains pillar and ancillary works, to be painted grey to match the surrounding street furniture. Under planning notification procedure the telecommunications company are required to seek prior approval from the Local Planning Authority and the only concerns that can be raised would be in regard to the siting of the mast in the immediate vicinity and the design. Objections cannot be raised regarding the principle of a phone mast in this vicinity.

This is a revised notification following a refusal based purely on the design of the pole, this revised notification has been amended to address the design issues.

The application site is within Yeovil's development area. The equipment is to be sited on the corner of the Marsh Lane / Picketts Lane junction on County Highways controlled land. Directly north of the application site is a medical centre with residential properties to the east, south and west of the site.

HISTORY

08/04353/TEA The installation of a 12m telegraph pole, 1 no tri-sector antenna, 1 no equipment cabinet and ancillary works - Refused 19/11/2008

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:

National Policy:

PPG8 - Telecommunications

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

Policy EN4 - Quality in the Built Environment

Policy EC5 - Communications Networks

Somerset and Exmoor National Park Joint Structure Plan:

Policy STR1 - Sustainable Development

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

ST5 - General Principles of Development

ST6 - Quality of Development

EU8 - Telecommunications

CONSULTATIONS

Highways: no comments received to date

Area Engineer: No Comment

Landscape Officer: no comments received to date

REPRESENTATIONS

25 Neighbours have been notified and a site notice displayed, no representations have been received to date.

CONSIDERATIONS

In this case the main issues are considered to be

Siting within the immediate vicinity

Appearance

Any comments you wish to make regarding the revised design of the street works pole are invited.

PLANNING DECISIONS

08/04244/FUL The demolition of existing petrol filling station, the erection of a replacement filling station, alterations to access road and the reconfiguration/alterations to car park at Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB. Applicant: Asda Stores Ltd

APPROVED subject to conditions

08/04338/FUL The conversion of existing dwelling into 3 self contained units at 161 Sherborne Road Yeovil Somerset BA21 4HP. Applicant: Home Group Ltd

APPROVED subject to conditions

08/04365/COU Change of use of part of ground floor and basement of property from Use Class A3 (restaurant/cafe) to D1 (dental practice) at Becket House South Street Yeovil Somerset BA20 1TW. Applicant: Inntown Properties Ltd

APPROVED subject to conditions

08/04526/FUL The permanent retention of 149 car parking spaces at Gkn Westlands And Westland Road Car Park Westland Road Yeovil Somerset BA20 2AZ. Applicant: Augusta Westlands

APPROVED subject to conditions

08/04676/ADV The display of a non-illuminated free standing hoarding (Retrospective Application) at Former Seatons Garage West Hendford Yeovil Somerset BA20 2AG. Applicant: Mr David Goodwin-Dickens.

GRANTED

08/04777/FUL The erection of a two storey side extension to dwellinghouse at 13 West Park Yeovil Somerset BA20 1DE. Applicant: Mr K Lambert

APPROVED subject to conditions

Note:

Highlighted Planning Decisions: Decision of District Council differs from Yeovil Town Council Recommendation.