



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 28 January 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

22 January 2008

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 14 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 2 to 42)

5. **PLANNING DECISIONS** (Pages 43 to 44)

6. **CORRESPONDENCE**

	Application No	Proposal	Address
1	<u>07/03773/FUL</u>	Erection of a block of 5 flats with parking and garage (GR356058/116625)	Land Rear Of 19 Highfield Road Yeovil
2	<u>07/05440/FUL</u>	Demolition of existing rear garage and erection of 1 no. detached bungalow and garage and new garage to serve existing dwelling. (Revised scheme) GR (354151/114524)	Land Rear Of 99 West Coker Road Yeovil Somerset
3	<u>07/05486/FUL</u>	Conversion of premises (Use Class B1 & B2) to from 4 no. flats GR (356871/116521)	Workshop Stores And Premises Rear Of 3 Victoria Road Yeovil
4	<u>07/05476/FUL</u>	The conversion of a terraced house into 2 flats (GR 356551/116754)	31 Glenville Road Yeovil Somerset
5	<u>07/05668/ADV</u>	The display of a non illuminated free standing V shaped sign (GR 354982/115429)	Land To The Rear Of Old SSE Building West Hendford Yeovil
6	<u>07/05671/FUL</u>	Erection of fencing boundaries to 6, 8 and 9 Aldon House (GR 355446/115039)	6, 8 & 9 Aldon House Dorchester Road Yeovil
7	<u>07/05682/FUL</u>	The erection of a smoking shelter and formation of a decking area and new access door from bar area (GR 355350/115495)	Coopers Mill Brunswick Street Yeovil
8	<u>08/00033/FUL</u>	Change of use and refurbishment of mill buildings, demolition and replacement of existing steel portal framed building and extension to provide a total of 9 apartments (GR 357070/116123)	Chudleighs Mill Sherborne Road Yeovil
9	<u>08/00002/REM</u>	The erection of two houses (GR 355223/116463)	17 Preston Road Yeovil Somerset
10	<u>08/00016/FUL</u>	The erection of a conservatory (GR 354717/114519)	6 Lower Turners Barn Lane Yeovil Somerset
11	<u>08/00017/FUL</u>	The installation of an ATM and secure room. GR (355293/116759)	Yeovil College Mudford Road Yeovil
12	<u>08/00031/ADV</u>	The display of an internally illuminated fascia sign/ATM Collar. GR (355293/116759)	Yeovil College Mudford Road Yeovil
13	<u>08/00040/FUL</u>	The installation of roof plant equipment (GR 355732/115985)	Marks & Spencer Plc 5 - 9 Middle Street Yeovil
14	<u>08/00050/FUL</u>	The erection of a two storey extension to dwellinghouse (GR: 354092/114456)	7 Beaconfield Road Yeovil Somerset

15	<u>08/00074/FUL</u>	The erection of a single storey rear extension to dwelling (GR 355512/115520)	24A Brunswick Street Yeovil Somerset
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PLANNING MEETING
MONDAY 28 JANUARY 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

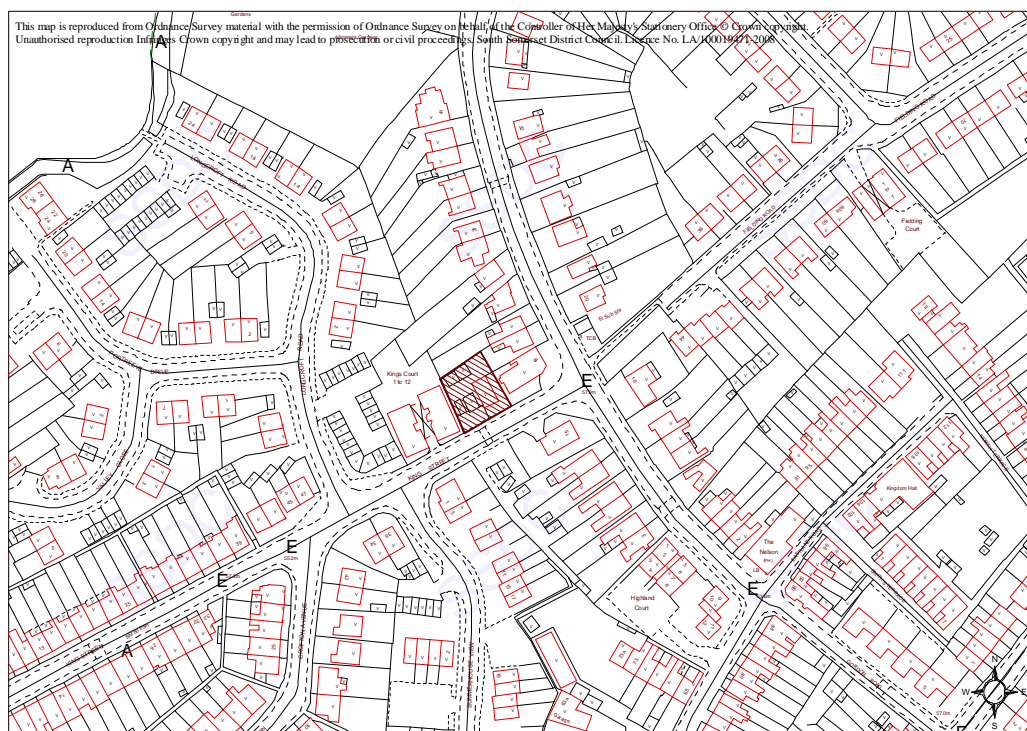
Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, 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: 07/03773/FUL

Site Address:	Land Rear Of 19 Highfield Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Erection of a block of 5 flats with parking and garage (GR356058/116625)
Recommending Case Officer:	Helen Ferdinand
Target date :	8th October 2007
Applicant :	Mr S Mak
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The application site comprises garage buildings to the rear of 19 Highfield Road, and the rear amenity space associated with both 19 and 21 Highfield Road. Both 19 and 21 Highfield Road are in the ownership of the applicant. The garages are in a poor state of repair and are accessed off King Street. A new (?) block of flats have been built immediately to the west of the site on a former builders yard.

Planning permission is sought for a three-storey block of five flats with parking, and a garage to the rear. The access to the site is off King Street and runs to the rear of the site between the proposed building and the new block of flats to the west.

HISTORY

06/02407/FUL: Erection of a block of five flats with parking and garage - withdrawn August 2006.

01/02007/FUL: Erection of a two-storey building to be used as two self contained flats - refused September 2001 on the grounds that it did not respect the local environment, and would be harmful to residential and visual amenities.

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

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

CONSULTATIONS

Yeovil Town Council (28/1/08):

County Highways:

As the planning officer will no doubt be aware this proposal was submitted previously, see 06/02407/FUL and I would refer you to my letter dated 23 August 2006, copy attached for information.

During this consultation process it came to light that the adjacent building/flats to the west were in breach of their planning consent, 01/02934. A planning condition was imposed which stated that there shall be no obstruction to visibility greater than 600mm above adjoining road level forward of line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. The front boundary consists of a wall with railings erected on top of it, which varies,

in height across the frontage from approximately 1000mm to 1700mm, which is undoubtedly in excess of the conditioned height of 600mm.

The breach in condition meant impacted negatively on the required visibility splays for the development at the rear of 19 Highfield Road, therefore the applicant, Mr Mak, withdrew his application pending investigation of this matter.

Following negotiations between South Somerset Enforcement Team, the Highway Authority and residents of the flats a compromise was reached to address the issue of re-siting the boundary railings in order to achieve an unobstructed visibility splay, which would then enable Mr Mak to incorporate the splays required for his proposal.

Although this has been agreed verbally the residents would need to submit and subsequently implement a planning application prior to permission being granted for this proposal.

Therefore, in order that this proposal can continue and be determined within a acceptable timescale I would suggest that the red line is amended to include the area of boundary/wall railings that need to be altered. This will enable a Grampian condition to be added to Mr Mak's permission to ensure that no works commence until the railings are re-sited to the satisfaction of the LPA. It is my understanding that Grampian conditions can only be imposed on the development site and not third party land unless it is included within the red line area.

I have been advised by the by the LPA that Mr Mak has offered and confirmed in writing to cover the cost of works to re-position the railings that impact upon his proposal to help alleviate some of the cost to the residents of the flats.

In detail the agent may wish to consider relocating the parking space nearest the access, as it may result in restricted movements for vehicles attempting to manoeuvre in this area if this space is occupied. In addition and in the interests of sustainable transport objectives, the provision of a sheltered cycle storage facility would be required capable of accommodating five bicycles, however this could be dealt with by a condition.

Given the points raised above I would seek an amended plan on receipt of which I will be able to conclude my highway observations.

Note - this response will need to be updated.

Enforcement Officer:

I can confirm that the railings have been moved to a point 2 metres back and parallel to the nearside carriageway edge - as you may note from the attached photographs.

The railings have been retained at their former height by keeping the base level in line with the top of the wall, rather than refixing the railings at patio level. However it appears that the planning permission granted under ref 07/04136/S73 does not require the railings to be lowered from their former position on top of the wall.

EA: no comment.

Agusta Westland: no objections.

Area Engineer: surface water disposal via soakaways.

REPRESENTATIONS

One letter of objection has been received from a nearby resident. The issues raised are as follows:

- Parking
- Loss of light
- Increased overlooking and loss of privacy due to close proximity
- increased problems with refuse
- noise from vehicles
- increased light pollution
- increased anti-social behaviour
- increased pressure on sewage/drainage systems
- strain on properties values in the area

CONSIDERATIONS

Material planning considerations are:

- Design and street scene
- Impact on residential amenity
- highways

SECTION 106 PLANNING OBLIGATION

possibly

RECOMMENDATION

The views of Yeovil Town Council are sought.

2. Officer Report On Planning Application: 07/05440/FUL

Site Address:	Land Rear Of 99 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing rear garage and erection of 1 no. detached bungalow and garage and new garage to serve existing dwelling. (Revised scheme) GR (354151/114524)
Recommending Case Officer:	
Target date :	7th February 2008
Applicant :	Mr & Mrs Reid
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on the south side of West Coker Road, 100m from the intersection with Beaconfield Road. West Coker Road is a busy through-route, and has many large properties with single dwellings. The house on this site is one of the larger dwellings, and the site itself measures around 1700sq m. The house is situated well above road level, with the frontage of the garden supported by a stone retaining wall. To the rear of the house, the large garden is well treed and has a substantial lawned area sloping downwards from the house towards the backs of gardens of properties fronting onto Beaconfield Road. Within the rear garden area are two outbuildings including garages.

To the west of the site, the large dwelling has been converted into flats. To the east of this site is a large single dwelling in spacious grounds. Four properties which front onto Beaconfield Road share the south boundary of the site.

It is proposed to demolish the existing rear garage and erect a single detached bungalow with detached garage, and a new garage to serve the existing dwelling.

HISTORY

07/02649/FUL - Demolition of existing rear garages and erection of 2 no. detached dwellings and new garage to serve existing dwelling - refused

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: Regional Planning Guidance for the South West (2001) adopted 2004.

VIS2 - Principles of 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

Highways Authority: No objection, subject to conditions.

SSDC Technical services: Surface water disposal via soakaways

SSDC Tree Officer: comments not available at time of writing

REPRESENTATIONS

Eight letters have been received from neighbouring residents, objecting to the proposal for various reasons, including:

- the form of development is out of character with the existing area
- the proposed dwelling will have an overbearing effect on adjacent properties
- because of the change in levels there will be overlooking of properties along Beaconfield Road
- residential amenity will be negatively affected
- development will harm existing vegetation and lead to loss of trees
- the ecosystem and microclimate will be adversely affected
- property values will be affected
- there is no justification for the new dwelling
- traffic and noise will be increased

CONSIDERATIONS

The site is within development limits, and the principle of development is accepted, subject to compliance with other policies.

A previous application on the site for two double-storey dwellings was refused for the following reasons:

01. The proposal, by reason of its design, scale and massing fails to respect the form and character of the local setting, and would unacceptably harm the amenity of neighbouring residents, contrary to Policies ST5 and ST6 of the South Somerset Local Plan, 2006.

02. It is considered that there is inadequate arboricultural input in the design, and the proposal would result in the unacceptable loss of mature trees which would detrimentally alter the character of the area, contrary to Policy ST6 of the South Somerset Local Plan, 2006.

It is important that any subsequent application address these reasons for refusal. i.e. it is important that consideration be given to:

- compatibility with the existing character of the area

- quality of design and layout - and the impact of the massing of the proposed buildings
- possible overlooking and other amenity issues
- possible visual intrusion and overbearing

It is also important to consider the imperatives spelled out in PPS3, relating to the efficient use of land, and the need to create housing where opportunities present themselves within existing settlements identified as development areas.

The development proposed is a single bungalow with its own detached garage; an additional garage is provided on the West Coker Road boundary for use by the existing dwelling.

The application is accompanied by an arboricultural assessment, recommending the retention of certain trees and the creation of exclusion zones on the site in respect of development.

The possibility of requiring additional screen planting as part of any approval should be considered.

SECTION 106 PLANNING OBLIGATION

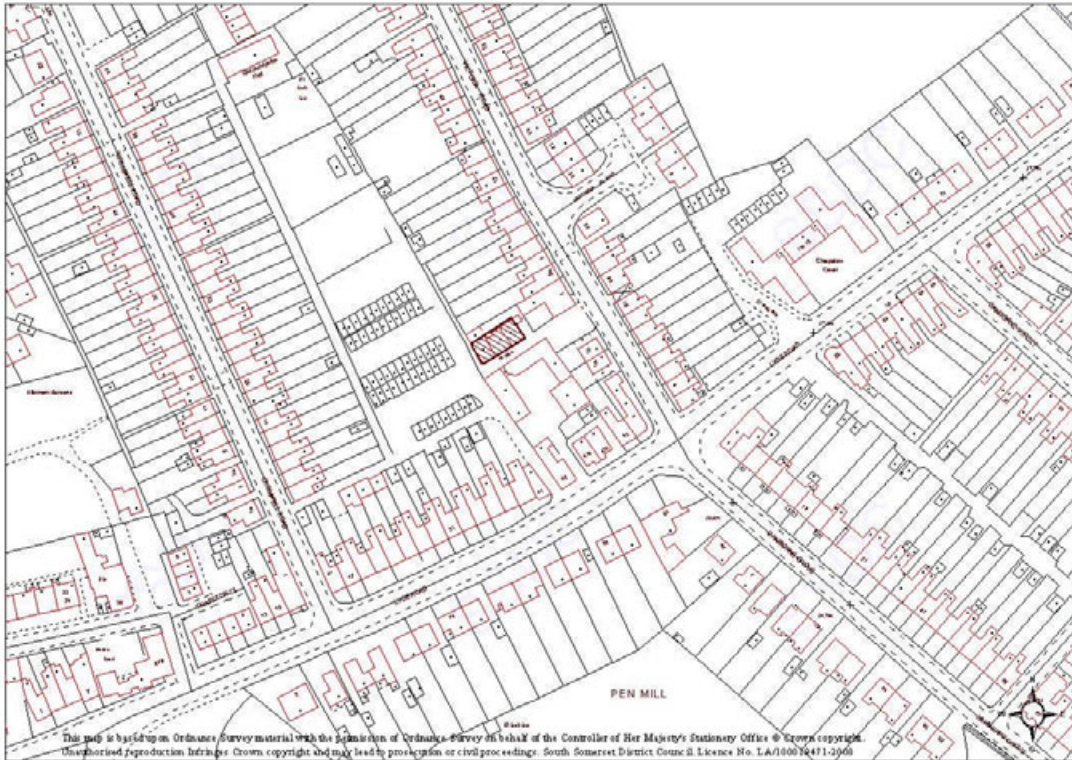
Not relevant.

The observations of the Yeovil Town Council are invited.

3. Officer Report On Planning Application: 07/05486/FUL

Site Address:	Workshop Stores And Premises Rear Of 3 Victori Road Yeovil
Ward :	Yeovil (East)
Proposal :	Conversion of premises (Use Class B1 & B2) to from 4 no. flats GR (356871/116521)
Recommending Officer:	Cas Andrew Collins
Target date :	4th February 2008
Applicant :	Mr P Norris
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located in Victoria Road, off Lyde Road. The site is located within the development area for Yeovil. Previously the building was used as a photographic studio. To the rear of the building are garden areas of dwellings in Victoria Road.

It is proposed to install a pitched roof between the existing gables and convert to four, 1 bed flats. As part of this conversion it is proposed to install 4 additional ground floor windows and two additional first floor windows and the enlargement of two first floor windows on the rear elevation. The windows are to serve bedrooms, kitchens and a kitchen /diner.

No parking spaces, amenity space or any outdoor space is proposed with the flats.

HISTORY

No history for this site but the below application was submitted for garage site to rear. This application had the access within the red line.

04/03599/OUT - Alterations to access and the erection of 24 flats - Application Refused - 12/05/05 - Allowed on appeal

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)

STR4 (Development in Towns)

Policy 48 (Access and Parking)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (Quality of Development)

TP7 (Residential Parking Requirements)

CR2 (Provision of Outdoor Playing Space and Amenity Space in New Development)

CONSULTATIONS

Area Engineer - "No comment"

Leisure Facilities Officer - "I have no comments as all properties at 1 bed and therefore exempt from Policy CR2."

Economic Development Officer - "The site has recently been used as an employment site (June 2007). I can find no mention of what has happened to the businesses or the staff that used the premises in the project details.

Whilst the applicant has attempted to ascertain that there might be demand for one-bedroom flats, he has not ascertained whether there is any demand for the site to remain in employment usage. Whilst I accept that the demand for this type of employment premises in this location is likely to be limited, the purpose of testing the market is to ensure that potential demand (particularly local demand) is explored at appropriate market prices.

From an economic perspective, I would ideally wish to see this property robustly marketed for a minimum of one year before we determine that there is no demand in the area for these premises. I recommend to the applicant that he should consider marketing both the freehold and leasehold of this property.

To define the term 'robust marketing', I would suggest the following:

- A professionally prepared sales document

- Evidence that the premises has been advertised in local papers at least twice

- Knowledge of local rental rates so that it can be determined if a reasonable rent is being asked

- Information on number of enquiries

- A sales board erected since the property is currently unoccupied

- If possible, a list of enquirers so that a random follow-up can be undertaken"

County Highways Authority - No comments received. Their comments will be verbally updated.

REPRESENTATIONS

Two letters of representation have been received. One from a neighbour who objects to the proposal. They raise concerns over lack of parking and the number of windows overlooking their property.

The letter of support is from a resident of Ashmead, in Sampsons Wood who considers that the proposal is well thought out, there is not necessarily a need for parking and this makes property more expensive and the proposal results in the regeneration of empty buildings.

CONSIDERATIONS

I consider that the key issues for consideration are;

The loss of employment use

The lack of parking

The lack of any amenity space for even a washing line, bin or cycle store

Whether the new roof would have an overbearing impact upon the neighbouring properties?

The observations of Yeovil Town Council are invited

4. Officer Report On Planning Application: 07/05476/FUL

Site Address:	31 Glenville Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The conversion of a terraced house into 2 flats (GR 356551/116754)
Recommending Case Officer:	Greg Lester
Target date :	11th February 2008
Applicant :	Mr B White
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The application site is located within the development area of Yeovil, just to the northeast of the town centre. The property is currently an end terrace 2 bedroom dwelling and the proposal seeks full planning permission to convert the property into two no. flats, one to be a two-bedroom unit and one a one-bedroom unit.

The street scene is mainly characterised by two storey-terraced dwellings of a Victorian appearance. A block of flats is located to the side of the dwelling and is of a more modern construction. The proposed change of use to flats would result in minor external alterations, which would have limited public visibility.

The proposed flats would potentially have the use of a sufficiently sized garden to the rear, which incorporates bin storage areas for both flats.

The property is located in a residential area where the dominant parking available is on street. No parking provision is included as part of the proposal.

The site lies within a development area, as defined by the local plan.

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.

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 - Principle of Development
TP7 - Parking Provision in Residential Areas

POLICY ST5. Development proposals should:
Be accessible/sustainable and reduce the need to travel
Make efficient use of land and give priority to the use of recycled land and appropriate sites.
Respect the form, character and setting of the locality.
Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.
Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:
Not result in the loss of important gaps or open spaces.
Cause harm to the built environment
Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.
Not unacceptably harm the residential amenity of adjacent residents.

POLICY TP7. Off street parking should be provided in Town locations, at:
A maximum of 1.5 parking spaces per dwelling, and
Where the housing types with less demand for parking than family housing, or where individual locations are particularly accessible, reductions in this level will be expected.

CONSULTATIONS

SSDC Technical Services - No comment
County Highways - No objection subject to the provision of cycle storage for 2 cycles.
Town/Parish Council - TBA

REPRESENTATIONS

2 letters received from neighbouring occupiers raising concerns over the following:

- Lack of parking in the area
- Access problems for emergency services
- Concern at problems associated with flats

CONSIDERATIONS

The key considerations in this case are:

- Principle of development

Siting
 Cycle storage provision
 Bin storage
 Access and parking arrangements
 Impact on residential amenity
 Impact on character of area

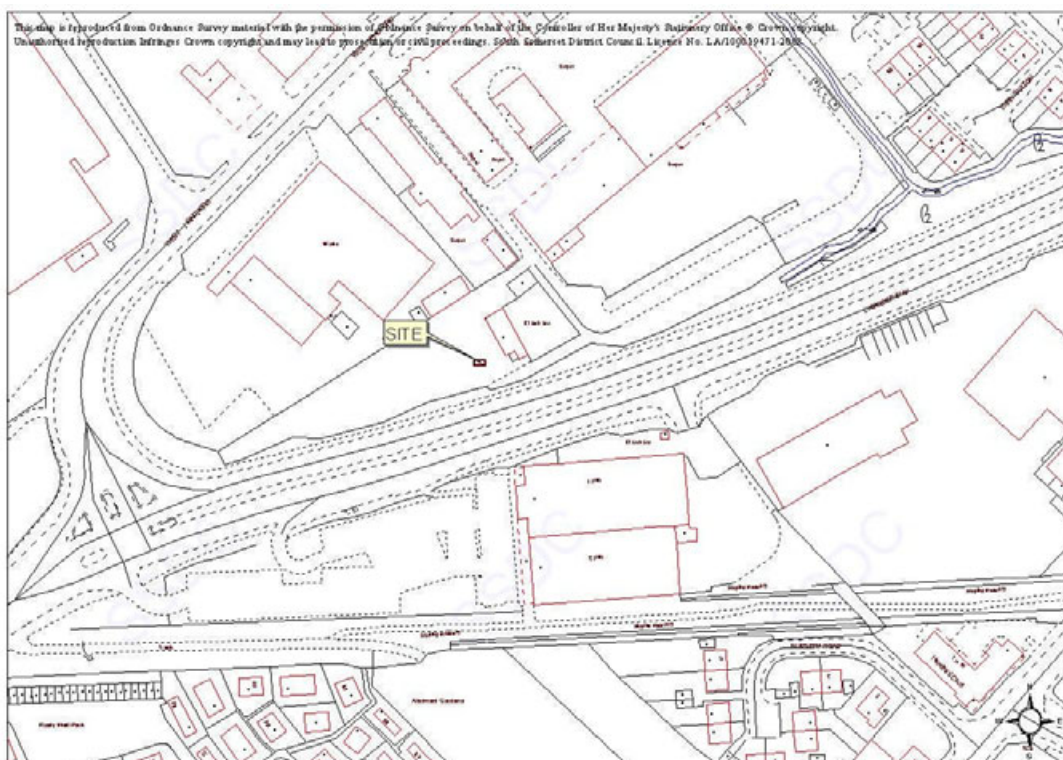
RECOMMENDATION

The observations of the Town Council are invited.

5. Officer Report On Planning Application: 07/05668/ADV

Site Address:	Land To The Rear Of Old SSE Building West Hendford Yeovil
Ward :	Yeovil (South)
Proposal :	The display of a non illuminated free standing V shaped sign (GR 354982/115429)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	28th February 2008
Applicant :	Abbey Manor Group
Type :	Other Advertisement

SITE DESCRIPTION AND PROPOSAL



The application seeks permission for the display of a non-illuminated free standing V shaped sign for a period of 1 year. The site is currently an area of unoccupied land immediately to the rear of several industrial and commercial buildings. The site is separated from a dual carriageway section of an A road by a high hedge. On the opposite side of the A road to the site is a small retail park containing two large 'warehouse style' retail units. Other properties in the local area include a large supermarket and a fast food restaurant. The proposed sign

will consist of two four metre by four metre signs arranged in a 'V' shape, raised three metre above ground level by a free standing scaffold structure.

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.

Relevant Development Plan Documents

Regional Spatial Strategy: Regional Planning Guidance for the South West (2001) adopted 2004.

VIS2 - Principles of Future Development

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

MS7 - Control of Advertisements

CONSULTATIONS

SSDC Technical Services - No comment received

County Highways - No comment received

Town/Parish Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

The main considerations are:

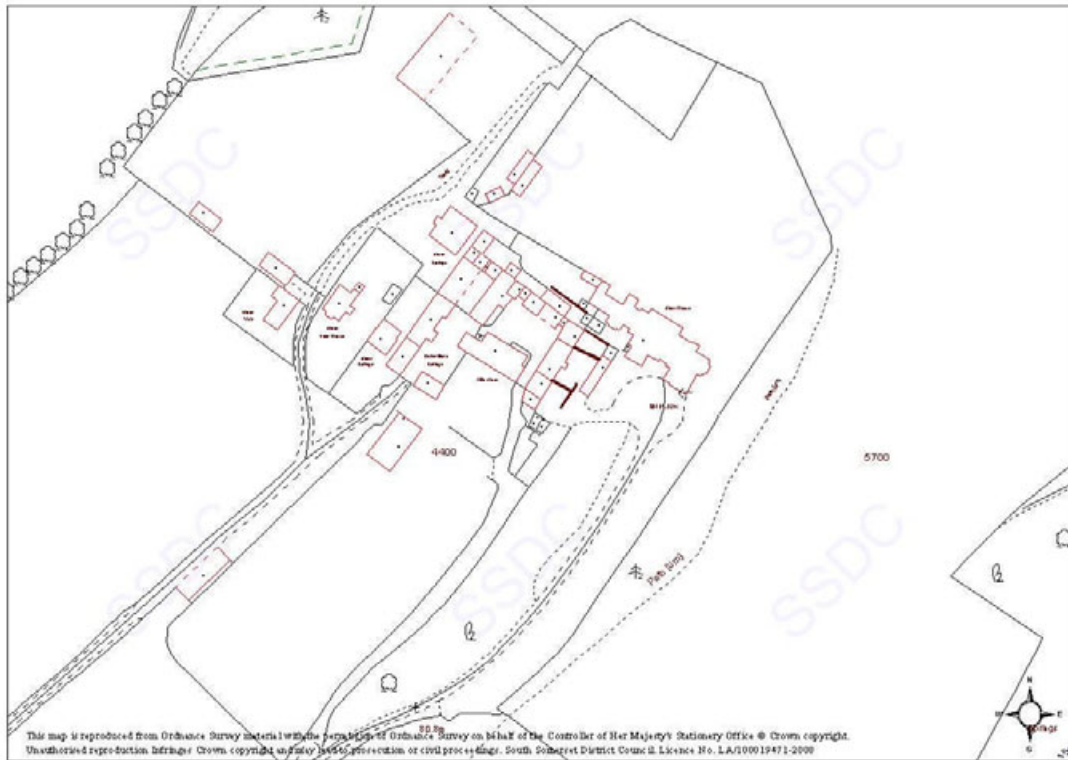
Whether the sign is in keeping with the character of the surrounding area in terms of siting, design, materials, illumination, scale and number.

Whether the sign prejudices public safety.

6. Officer Report On Planning Application: 07/05671/FUL

Site Address:	6, 8 & 9 Aldon House Dorchester Road Yeovil
Ward :	Yeovil (South)
Proposal :	Erection of fencing boundaries to 6, 8 and 9 Aldon House (GR 355446/115039)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	3rd March 2008
Applicant :	Finbury Homes Ltd
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for the erection of fencing boundaries to 6, 8 and 9 Aldon House. The properties are all attached former outbuildings of the large Grade II listed detached property of Aldon House, which itself has been subdivided into several separate dwellings. 6 and 8 Aldon House are Grade II listed properties in their own right, and changes within the curtilage of 9 Aldon house must be considered to affect the setting of a listed building in planning terms. All three properties are located outside any development or conservation areas. The proposal includes the use of three different types of fencing. 'Park' fencing is to be used on the boundaries of 6 and 8 Aldon House with number 7. Pointed wooden palings are to be used between number 8 and the main house, and on the boundary of number 9. White painted fixed panels and gates are to be used in front of number 6.

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.

Relevant Development Plan Documents

Regional Spatial Strategy

EN4 - Quality in the Built Environment

EN3 - The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development
EH5 - Development Proposals Affecting the Setting of Listed Buildings

PPG15 - Planning and the Historic Environment

CONSULTATIONS

County Highways - No comment received
SSDC Technical Services - No comment received
Town/Parish Council -

SSDC Principal Conservation Officer - Informal verbal consultation. Applicant received pre-application advice from conservation officer as to the form the proposal should take. The proposal is in line with the pre-application advice given. He suggests conditions are used to control the material, colour, and finish of the proposed fencing.

REPRESENTATIONS

None received

CONSIDERATIONS

The main considerations are:

- The affect on residential amenity of occupiers of adjacent properties
- The affect on the form, character and setting of the locality
- The affect on the setting of the listed building

7. Officer Report On Planning Application: 07/05682/FUL

Site Address:	Coopers Mill Brunswick Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a smoking shelter and formation of a decking area and new access door from bar area (GR 355350/115495)
Recommending Case Officer:	Helen Ferdinand
Target date :	3rd March 2008
Applicant :	Greene King Pub Co
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Coopers Mill is a public house adjacent to the Horsey Roundabout at the junction of Brunswick Street/Hendford Hill/ Queensway.

Planning permission is sought for the erection of smoking shelter and decking area together with a new access door.

HISTORY

Numerous applications have been made in the past, but none are considered relevant to this application.

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

CONSULTATIONS

Yeovil Town Council (28/1/08):

County Highways: awaited

Environmental Health Officer: awaited.

REPRESENTATIONS

None to date.

CONSIDERATIONS

The material planning considerations area:

- design and visual impact
- impact on residential amenity

SECTION 106 PLANNING OBLIGATION

n/a

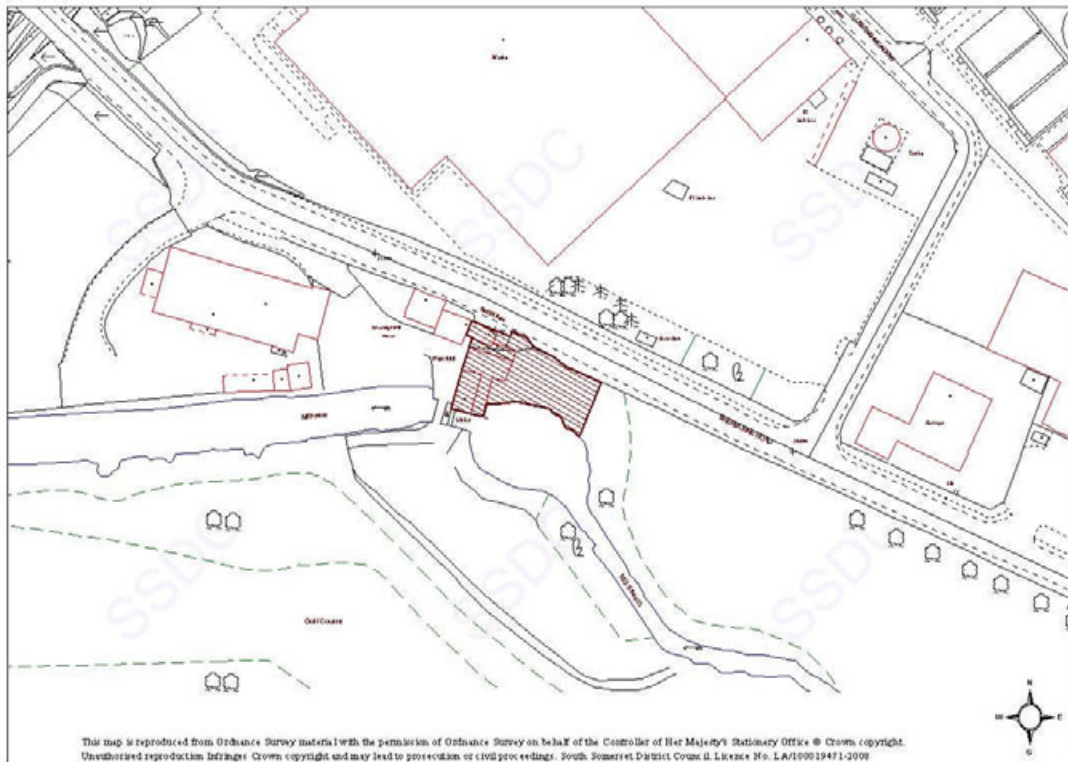
RECOMMENDATION

The views of Yeovil Town Council are sought.

8. Officer Report On Planning Application: 08/00033/FUL

Site Address:	Chudleighs Mill Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Change of use and refurbishment of mill buildings, demolition and replacement of existing steel portal framed building and extension to provide a total of 9 apartments (GR 357070/116123)
Recommending Case Officer:	Andrew Collins
Target date :	15th February 2008
Applicant :	TST Properties (Bath) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located outside of the development area, within flood zone 3, on the southern side of the A30 at the eastern end of Yeovil. Opposite is the Pittards unit and to the west is Mole Valley Farmers.

The existing buildings have been vacant for 20 years. Planning permission was granted in the past for residential but this was only partially implemented with the removal of the roof and the insertion of structural beams and a second floor. When the applicants purchased the property, the buildings were in a poor state of repair. Remedial works have been done to the property and if left there would be some degree of collapse. This is a revised application following the refusal of planning application 07/03316/FUL. This was refused on two reasons relating to highways and Environment Agency flooding concerns.

It is proposed to convert the existing mill building to 1 flat and 1 maisonette, replacement of a steel framed portal building and the erection of an extension comprising 4 flats. The flats are modern spacious buildings on a similar footprint to application 97/00723/FUL and refused application 07/03316/FUL. Along the A30 the buildings would be of traditional design reflecting the existing buildings. To the rear a more modern design is proposed with a number of glass windows and balconies creating a light, attractive environment. The development is proposed to have 1, 1 bed flat 7, 2 bed flats and 1, 3 bed maisonette.

On the ground floor of the existing mill building it is proposed to install a hydro generator. This generator is proposed to provide all of the electricity needs of the whole development.

A tree with a Tree Preservation Order exists to the southeast of the site.

A new vehicular access onto the A30 is proposed. This has been implemented but forced to close following action from the Highways Authority. On site 11 parking spaces are proposed being accessed from this new access. This revised application has amended the access and the visibility splay. In addition, it is proposed to realign the existing kerb.

Due to Environment Agency concerns the floor level of the parking and access has been raised to 29.74m AOD. In addition, the building is proposed to be increased in height with a ground floor increased from 29.20m AOD to 29.740m AOD. This results in a slight increase in height from 39.40m to 39.625m.

As part of the submission a Flood Risk Assessment, a Structural Report, an Arborist Report and a Highway Report have been submitted.

HISTORY

Lots of history but the most relevant being;

880877 - The conversion of house, mill, barns, stables and store to 13 residential apartments - Conditional approval 11/7/88

97/00723/FUL - The conversion and new build for fifteen dwellings - Conditional approval - 11/9/97

00/01982/OUT - The erection of 2 detached cottages with garages - Withdrawn - 23/2/00

99/01984/FUL - The demolition of existing buildings and the conversion of former mill into 2 dwellings - Withdrawn - 23/2/00

00/02501/FUL - Conversion of existing mill into 2 no dwellinghouses and the erection of a pair of semi detached cottages with associated parking facilities - Withdrawn - 5/4 01

07/03316/FUL - Change of use of existing mill building, demolition and replacement of portal framed building, conversion and extension to form 9 apartments - Application Refused - 20/9 /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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1

VIS2

EN4

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR6 (Development Outside Towns, Rural Centres and Villages)

Policy 11 (Areas of High Archaeological Potential)

Policy 49 (Transport Requirements for New Development)
Policy 60 (Floodplain Protection)
Policy 64 (Renewable Energy)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (The Quality of Development)

EH7 (The Conversion of Buildings in the Countryside)

EH12 (Areas of High Archaeological Potential and Other Areas of Archaeological Interest)

EP8 (Sewage Treatment Works)

EU1 (Renewable Energy)

EU5 (Flooding)

TP7 (Parking Provision in Residential Areas)

HG1 (Provision for New Housing Development)

CR2 (Provision of Outdoor Playing Space and Amenity Space in New Development)

CR3 (Off Site Provision)

CONSULTATIONS

Area Engineer - "Surface water disposal via soakaways"

Economic Development - No comments received but previously commented, "From an economic perspective, I raise no objections to this proposal."

Ecologist - No comments received but previously raised the same comments as Natural England in that they recommend a bird and bat survey before development commences.

Open Spaces Officer - No comments received but previously requested a financial contribution of £15,160 for play space provision and £5,860 for total off-site contribution to Strategic Facilities.

Play and Youth Facilities Officer - No comments received but previously requested £1,148.4 per dwelling for equipped play provision and £64 per person or £148.48 per dwelling (based on 2.32 people per dwelling). The contribution would be used to assist the development of Youth Facilities on the Howard Road Park which is approximately 700metres from the development.

Yeovil Vision - None received but previously commented, "As Chudleigh Mill has fallen into a state of disrepair it does not portray the image that I believe is necessary at what is a strategic eastern entranceway to Yeovil."

The proposed development is in my opinion of high quality and also incorporates the installation of hydro power generators which will make the development entirely self sufficient in respect of electrical power - this very much compliments the sustainable aspirations of Yeovil Vision."

Area South Regeneration Manager - None received but previously commented, "I am very happy with the change of use to improve and conserve this part of the entrance to Yeovil from the west. Very keen that character of building is maintained, and glimpses of water race are maintained."

EPU - No comments received.

Wessex Water - None received but previously commented, "I enclose a copy of our records for information and confirm our comments as follows:

Water Supply

The existing system should be adequate to supply the proposed re-development. On-site pressure boosting may be needed for buildings with more than two storeys.

Application for a supply should be made in due course.

Foul Drainage

I note that the applicant proposes to install a private sewage treatment plant.

A more sustainable gravity connection to the public system, to the north west or south east, may be feasible, subject to confirmation of existing sewer levels (not recorded).

Surface Water Drainage

The applicant proposes to discharge surface water to the mill race.

Proximity of Proposed Development to Penn Mill Sewage Treatment Works

We note that the proposed development is in close proximity (approximately 200m) to our Pen Mill Sewage Treatment Works (STW) and the adjacent Tannery site. Pen Mill STW provides treatment of foul sewage for the whole of Yeovil and some neighbouring villages. As such it represents a very important asset to both Wessex Water and Yeovil.

Sites suitable for waste management facilities are scarce and can be difficult to find. Where they are permitted they have to comply with stringent tests of the planning system with regard to their emissions and impact on the local environment. This issue is covered by Policy EP9 of the adopted South Somerset Local Plan. Such sites also need to be protected from encroachment of sensitive development which could derogate or prejudice their future use. Creating such a situation is against the advice given in Planning Policy Statement 23 which promotes the separation of potentially polluting and other land uses, and Policy EP8 of the South Somerset Local Plan. Policy EP8 ensures that sensitive development does not encroach into areas where it could be adversely affected by the operation of waste facilities and safeguards important waste facilities from sterilisation by other forms of development.

Historically, Wessex Water has received a significant number of complaints relating to the emission of odours from the Pen Mill STW. In response to this we have installed odour treatment at the site, introduced odour management plans, improved training and improved general housekeeping. As such we believe that we employ best practicable means for prevention of odour emissions. This management of odours will continue to be reviewed, particularly in light of the proposed levels of development for Yeovil as identified in the emerging regional spatial strategy, the associated increase in flows and loads to the works, and the consequential potential for further treatment processes.

Under the current operating and load conditions we do not anticipate that the proposed development site will be subject to an odour nuisance. However, it is

not practicable to eliminate odour emissions now or in the future. It is therefore possible that the proposed development could be subject to unpleasant odours from the STW. We would therefore recommend that further work be undertaken to assess the impact of odours on the development site. This could include odour measurement surveys. As odour is covered by the statutory nuisance controls laid down in Part III of the Environmental Protection Act 1990, and enforced by local authorities by way of abatement notices, we would recommend that you seek the comments of The Council's Environmental Health Officer.

We recently recommended to South Somerset District Council that they include an informative on any planning permission to highlight the proximity of the site to the STW, and recognise the potential for unpleasant odour emissions from the normal operation of the STW."

English Nature - None received but previously commented, "English Nature requires that a bat /species survey of the buildings affected by this proposal be conducted, by a suitably qualified person, prior to the application being determined."

Somerset County Council - Highways - No comments received but previously recommended refusal on highway safety grounds.

Environment Agency - No comments received but previously commented. "We object to this application because no evidence has been provided that the flood risk Sequential Test has been adequately demonstrated. Our objection will remain until your Authority has carried out the Sequential Test to demonstrate that there are no reasonably available alternative sites in areas with lower probability of flooding that would be appropriate for the type of development proposed.

The application site lies in an area of high flood probability as defined by PPS25 known as Flood Zone 3. PPS25 requires decision -makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. In this instance the Sequential Test has not been carried out.

Please note that we will be providing more detailed response on the Flood Risk Assessment submitted in support of this application in due course. However, our initial objection needs to be addressed.

If you are minded to approve this application prior to the submission of further information to address the issues raised above, we would ask that you reconsult in order to make further representations. This is important as some may refer to issues not mentioned above."

County Archaeologist - No comments received.

REPRESENTATIONS

None received.

CONSIDERATIONS

This revised application has been submitted after on-going discussions with the highways authority and the Environment Agency in an attempt to address the previous reasons for refusal.

The following issues need to be considered

Principle

The principle of converting the buildings and providing an extension has previously been agreed with the granting of the previous applications. The site is located outside of the development area. But in considering the importance of the buildings when approaching Yeovil from the east and the previous grants of permission the principle can be agreed.

Design

The streetscene would be improved with the tidying up of the existing building and the erection of the extension. The modern features and balconies to the rear creates a modern and interesting development. These features are considered appropriate in this location. The provision of a hydro generator incorporating renewable energy from the mill race is welcomed and an interesting feature of the scheme.

Access / Highways

Previously the highways authority objected to the scheme. The current application has revised the access arrangements.

Play / Open Space

The agent has submitted detailed accounts for the scheme. Due to the provision of the hydro generator and the repairs required for the buildings, the development is borderline and the provision of additional funds may result in the scheme becoming unfeasible. In addition, the Country Park is within a short walking distance of the site.

Environment Agency / Flooding

Their comments have not been received.

The observations of Yeovil Town Council are invited.

9. Officer Report On Planning Application: 08/00002/REM

Site Address:	17 Preston Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of two houses (GR 355223/116463)
Recommending Case Officer:	Helen Ferdinand
Target date :	13th February 2008
Applicant :	M G Jones/c Collins/p Collins
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The subject land comprises the rear gardens of 17 and 19 Preston Road; two semi-detached villa-style properties fronting the Preston Road converted to flats. These flats have an existing sub-standard access to serve a car park accommodating 4 vehicles. The rear gardens are very large. The site has strong boundaries with either timber panel fencing, or stone and brick walls. The side elevation of a substantial brick built building (now used as a garage to no. 21 Preston Grove) forms part of the southern boundary. The site falls in level from the properties fronting Preston Road to the south.

Permission is sought for the reserved matters following the granting of permission for outline proposals for two dwellings in December 2004.

HISTORY

07/04495/OUT: renewal of outline permission 04/01611/OUT - refused 17 December 2007.

07/03551/OUT: erection of two dwellings with access through driveway of 21/23 Preston Road - refused October 2007.

04/01611/OUT: erection of two dwellings - granted planning permission December 2004.

02/02900/FUL: Formation of new car parking and turning area to rear of properties - granted planning permission January 2003.

POLICY

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

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

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)

Policy ST6: General Principles of Development

Policy ST5: Quality of Development

CONSULTATIONS

Yeovil Town Council (28/1/08):

County Highways: awaited

County Archaeologist: awaited

District Engineer: surface water disposal via soakaways.

REPRESENTATIONS

Two letters of objection have been received to date. In summary the concerns raised are as follows:

- road safety with additional traffic using the access close to Fiveways roundabout
- overlooking and loss of privacy
- loss of light

CONSIDERATIONS

Outline planning permission for two dwellings using the existing access has been granted and therefore only the reserved matters can be a consideration: siting, design and external appearance (including possible impact on residential amenity)

SECTION 106 PLANNING OBLIGATION

n/a

RECOMMENDATION

The views of Yeovil Town Council are sought.

10. Officer Report On Planning Application: 08/00016/FUL

Site Address:	6 Lower Turners Barn Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory (GR 354717/114519)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Ms M O'Donnell
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within the development area of Yeovil, as defined by the local plan. The property occupies a plot to the northern side of the cul-de-sac, with the plot itself being relatively level. The existing house is constructed from reconstructed stone with reconstructed stone mullion windows with black painted aluminium window frames, under a concrete tiled roof.

A high hedge is located to the side of the property, with the neighbouring properties garage lying beyond this hedge. The remainder of the garden area adjacent to the site location is bounded by fencing.

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.

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 - Principle of Development

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received

CONSIDERATIONS

The key considerations in this case are:

Principle of development

Siting

Design

Impact on residential amenity

Impact on character of area

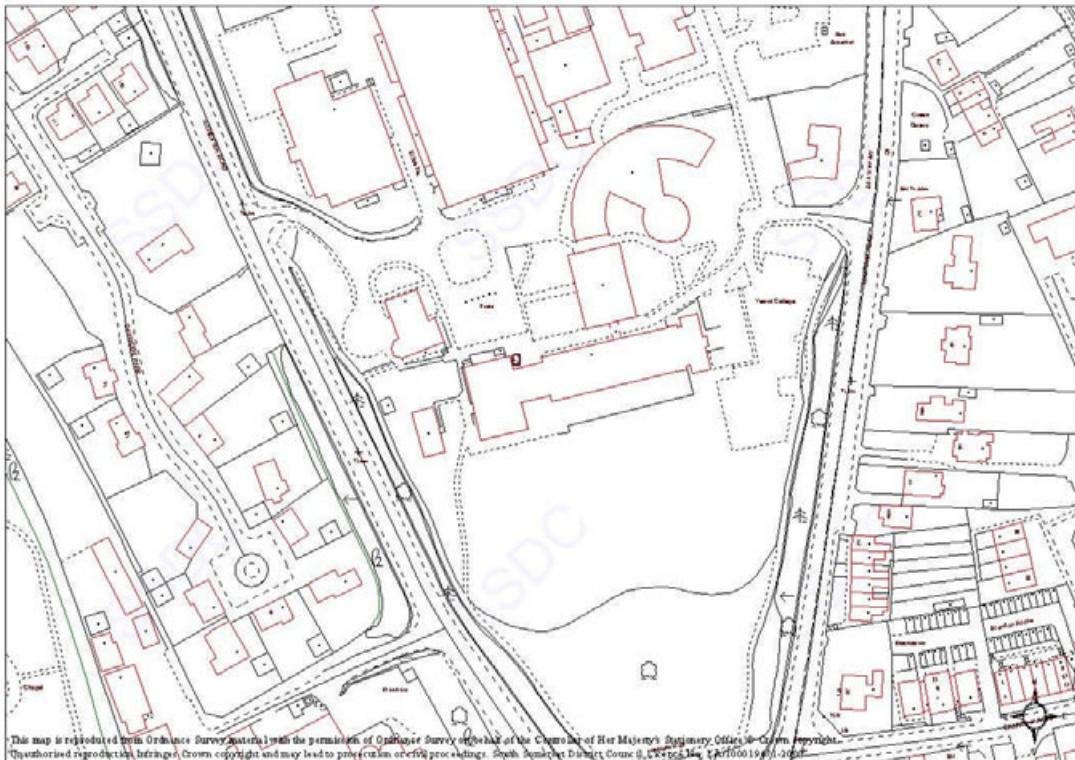
RECOMMENDATION

The observations of the Town Council are invited.

11. Officer Report On Planning Application: 08/00017/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The installation of an ATM and secure room. GR (355293/116759)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Lloyds TSB Bank Plc
Type :	Minor Other less than 1,000 sq.m or 1ha

DESCRIPTION AND PROPOSAL



The application site is located within the development area of Yeovil and does not lie within a conservation area or near a listed building. The site is on the eastern side of Ilchester road where an access serves Yeovil College, with the main entrance being from Mudford Road. The site is located beside an entrance to the main college building in a position that restricts views from the public realm, with a protrusion from a neighbouring building extending further than the building to which the signage would be attached. There are a number of different heights and styles of buildings present on site, with the immediately adjacent buildings being of two and six storey construction.

HISTORY

Numerous consents related to use as an educational establishment. No history relevant to current application.

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 - Principle of Development

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received

CONSIDERATIONS

The key considerations in this case are:

Principle of development

Siting

Design

Impact on residential amenity

Impact on character of area

RECOMMENDATION

The observations of the Town Council are invited.

12. Officer Report On Planning Application: 08/00031/ADV

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The display of an internally illuminated fascia sign/ATM Collar. GR (355293/116759)
Recommending Case Officer:	Greg Lester
Target date :	14th February 2008
Applicant :	Lloyds TSB Bank Plc
Type :	Other Advertisement

SITE DESCRIPTION AND PROPOSAL



The application site is located within the development area of Yeovil and does not lie within a conservation area or near a listed building. The site is on the eastern side of Ilchester road where an access serves Yeovil College, with the main entrance being from Mudford Road. The site is located beside an entrance to the main college building in a position that restricts views from the public realm, with a protrusion from a neighbouring building extending further than the building to which the signage would be attached. A number of advertisements are present, generally of an educational nature, none of which are illuminated.

HISTORY

Numerous consents related to use as an educational establishment. No history relevant to current application.

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 - Principle of Development

MS7 - Control of Advertisements

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

Policy MS7: Advertisement proposals should:

Be in keeping with the character of the surrounding area in terms of siting, design, materials, illumination, scale and number; and

Not be prejudicial to public safety

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received

CONSIDERATIONS

The key considerations in this case are:

Whether the proposed is in keeping with the character of the surrounding area in terms of siting, design, materials, illumination, scale, and number. The prejudicing of public safety.

RECOMMENDATION

The observations of the Town Council are invited.

13. Officer Report On Planning Application: 08/00040/FUL

Site Address:	Marks & Spencer Plc 5 - 9 Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of roof plant equipment (GR 355732/115985)
Recommending Case Officer:	Andrew Collins
Target date :	14th February 2008
Applicant :	Marks And Spencer PLC
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The property is located on the Northern side of Middle Street, with additional entrances on Silver Street and Vicarage Walk. It is not within a Conservation Area, however it is adjacent to one and the Silver Street elevation faces a Grade II Listed church.

The building is three -stories high with a mansard roof. It is located within the primary shopping frontage for Yeovil Town centre.

Details on the plans show proposals for a cold store, but this would be subject to another application, which is not being considered at the moment. It is proposed to install two new air handling units and four new condensing units. The condensing units are supported on brick piers access gantries and steps. The four largest units are proposed to be 3 metres by 8 metres and the 2 smaller units are proposed to be 0.5 metres by 1.5 metres. The plant will be hidden from view by the existing mansard roof.

HISTORY

01/01707/ADV (Advert Application) - The display of replacement non illuminated and internally illuminated fascia signs (GR557/160) - Application permitted with conditions - 15/08/2001

07/00953/ADV (Advert Application) - The display of 1 No. internally illuminated fascia sign, 3 No. internally illuminated projecting signs, 2 No. non-illuminated M&S lettering and 1 No. internally illuminated collect by car sign to basement area (GR 355732/115985) - Application permitted with conditions - 13/04/2007

07/04498/ADV (Advert Application) - The display of 3 no. internally illuminated projecting sign, 1 no. non illuminated and 2 no. internally illuminated M & S lettering signs - Application permitted with conditions - 19/11/07

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

STR2 - Towns

Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - Quality of Development

Policy EH1 - Conservation Areas

Policy EH5 - Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

Area Engineer - "No comment"

Somerset County Council - Highways - "No Observations"

REPRESENTATIONS

Site Notice erected 11/1/08. No comments have been received at time of writing report.

CONSIDERATIONS

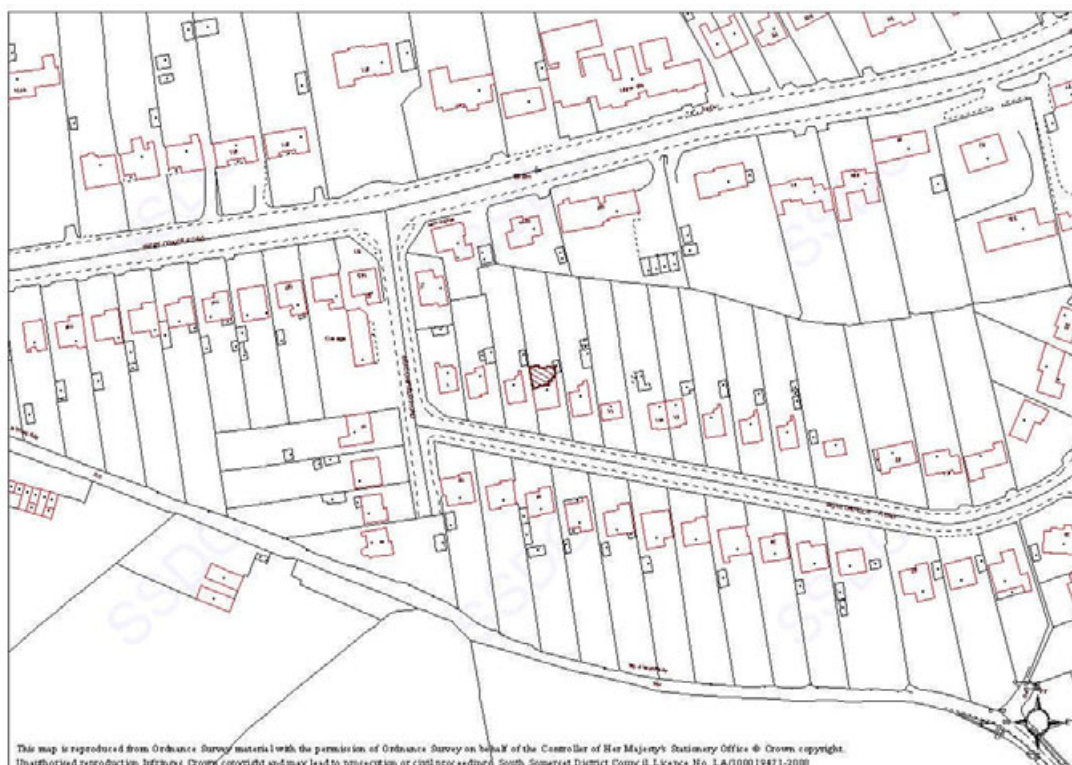
The following issues need to be considered.

- The size and scale of the plant equipment
- The impact upon the Conservation Area
- The impact upon the listed church opposite

The observations of Yeovil Town Council are invited.

14. Officer Report On Planning Application: 08/00050/FUL

Site Address:	7 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a two storey extension to dwellinghouse (GR: 354092/114456)
Recommending Case Officer:	Greg Lester
Target date :	15th February 2008
Applicant :	Mr M Bowles & Ms N Margetts
Type :	Other Householder - not a Change of Use



SITE DESCRIPTION AND PROPOSAL

The site is located within the development area of Yeovil, as defined by the local plan.

The property is a two-storey detached dwelling constructed from red brick under a plain tiled roof. The plot is level, although the street overall slopes down towards the east. Two-storey extensions are evident within the immediate vicinity. The property has a large garden to the rear that is bounded by a mixture of hedging and fencing, with the neighbouring properties garage being

located against the sites Western boundary. The neighbouring property has an extant permission for the erection of an extension against this boundary.

The street scene on the northern side is mainly characterised by detached two-storey dwellings.

HISTORY

01/01748/FUL - The erection of single and two storey extensions to dwellinghouse - Withdrawn, July 2001.

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 - Principle of Development

POLICY ST5. Development proposals should:

Be accessible/sustainable and reduce the need to travel

Make efficient use of land and give priority to the use of recycled land and appropriate sites.

Respect the form, character and setting of the locality.

Make provision for a satisfactory access and resultant traffic can be accommodated on the local highway network.

Make provision for the necessary infrastructure to service the proposal.

POLICY ST6. Development proposals should:

Not result in the loss of important gaps or open spaces.

Cause harm to the built environment

Is of a density, scale, mass, height and proportion that respects and relates to the character of the area.

Not unacceptably harm the residential amenity of adjacent residents.

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - TBA

REPRESENTATIONS

None received

CONSIDERATIONS

The key considerations in this case are:

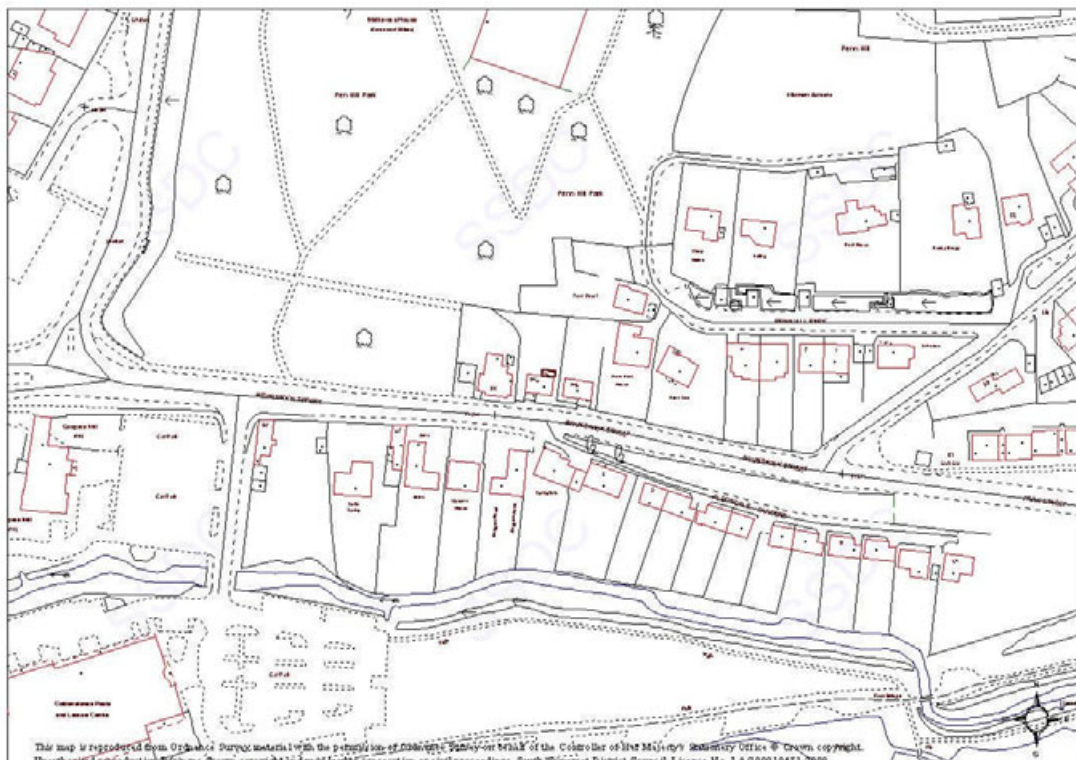
- Principle of development
- Siting
- Design
- Impact on residential amenity
- Impact on character of area

RECOMMENDATION

The observations of the Town Council are invited.

15. Officer Report On Planning Application: 08/00074/FUL

Site Address:	24A Brunswick Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey rear extension to dwelling (GR 355512/115520)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	18th February 2008
Applicant :	Mr And Mrs A Leeds
Type :	Other Householder - not a Change of Use



SITE DESCRIPTION AND PROPOSAL

The proposal seeks permission to erect a single storey extension to the rear of the dwelling. The property is a two storey detached house of brick construction with concrete roof tiles. The house is found in an area of similar property types, with slight variations to the finishes. The property is contained within a very steep site, with a heavily terraced rear garden. The house currently has a single

storey extension stretching across half of the rear elevation of the property, adjacent to a lean-to style greenhouse. The proposal will involve the demolition of the greenhouse to make way for the proposed extension, which will link to the existing extension. The property is located within the Yeovil development area.

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,

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

SSDC Environmental Protection Unit - No comment received

SSDC Landscape Officer- No comment received

SSDC Trees - No comment received

Town/Parish Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

The main considerations are:

The affect on residential amenity of occupiers of adjacent properties

The affect on the form, character and setting of the locality

PLANNING DECISIONS

- 07/03717/FUL Enclosure of warehouse storage area at Asda Stores Ltd Preston Road Yeovil Somerset BA20 2HB. Applicant: Asda Stores Ltd
- APPROVAL subject to conditions
- 07/04165/FUL Conversion of dwelling into two self-contained flats at 179 Huish Yeovil Somerset BA20 1BW. Applicant: Mr P Gaffney.
- APPROVAL subject to conditions
- 07/04534/FUL Demolition of offices, erection of nursing home and 20 retirement flats and conversion of premises into 4 care flats at 166 Hendford Hill Yeovil Somerset BA20 2RD. Applicant: Aurora Care Ltd
- APPROVAL subject to conditions
- 07/04548/FUL Demolition of existing buildings and the erection of 5 No. two bedroomed flats and 1 No. Studio Flat at 41 Percy Road Yeovil Somerset BA21 5AJ. Applicant: M Assad and M Rujas.
- REFUSAL
- 07/04845/FUL The erection of a two storey side extension and a conservatory at Ground Floor Flat 6 Wraxhill Road Yeovil Somerset BA20 2JZ. Applicant: Mr and Mrs Beal
- APPROVAL subject to conditions
- 07/04992/FUL Erection of 2 no covered pergolas at rear at Butchers Arms 13 Hendford Yeovil Somerset BA20 1TQ. Applicant: Punch Taverns (PTL)
- APPROVAL subject to conditions
- 07/05006/FUL conversion of a dwelling into 2 no. one bedroom flats (Retrospective Application) at 13 Fielding Road Yeovil Somerset BA21 4RG. Applicant: Mr G Childs
- APPROVAL subject to conditions
- 07/05065/ADV Display of 1 No. internally illuminated shop sign at Pittard Garner Plc 199 Sherborne Road Yeovil Somerset BA21 5BA. Applicant: Mrs J Williams.
- APPROVAL subject to conditions
- 07/05099/OUT Erection of Dwelling at 40 Sunningdale Road Yeovil Somerset BA21 5LX. Applicant: R.F. & D.L. Stephens.

REFUSAL

07/05107/ADV The display of 2 externally illuminated fascia signs at 10 Sherborne Road Yeovil Somerset BA21 4HA. Applicant: Mr Derek Turner.

REFUSAL

07/05141/FUL Conversion of dwellinghouse into two flats and erect dormer to rear at 22 Orchard Street Yeovil Somerset BA20 1BB. Applicant: Miss Richardson.

APPROVAL subject to conditions

07/05187/FUL Alterations to access and the erection of two dwellings and garages at Land Rear Of The Small House Dorchester Road Yeovil Somerset. Applicant: Pearce Properties Ltd.

APPROVAL subject to conditions

07/05216/COU Change of use of premises to use class A5 – Takeaway hot food at 119 Middle Street Yeovil Somerset BA20 1NA. Applicant: F Vahidi.

APPROVAL subject to conditions

07/05224/FUL The erection of an outside kiosk on the existing deck area at 5 Waterloo Lane Yeovil Somerset BA20 1TF. Applicant: Mr C Drake

APPROVAL subject to conditions

07/05234/FUL The erection of a bungalow at 8 Tarratt Road Yeovil Somerset BA20 2LJ. Applicant: Coker Trading Co Ltd.

REFUSAL

07/05267/FUL Alterations and erection of a two storey extension at 26 St Johns Road Yeovil Somerset BA21 5NG. Applicant: Mukhtar Ali

APPROVAL subject to conditions

07/05376/FUL Conversion of shop selling car spaces to a dwellinghouse at 58 West Hendford Yeovil Somerset BA20 2AH. Applicant: Mrs E R Frost

APPROVAL subject to conditions

07/05514/FUL The erection of a single storey extension to dwellinghouse at 114 Ilchester Road Yeovil Somerset BA21 3BN. Applicant: Mr and Mrs M Newman.

APPROVAL subject to conditions