



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 4 January 2010**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



Alan Tawse

Alan Tawse
Town Clerk

21 December 2009

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

To: All Members of the Planning and Licensing
Committee

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Andrew Kendall

Wes Read (Ex-officio)

David Recardo

A G E N D A

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

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

1. **MINUTES**

To approve the Minutes of the previous meeting held on 7 December 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 3 to 22)

5. **PLANNING DECISIONS** (Page 23)

6. **CORRESPONDENCE**

7. **PARISH COUNCIL CONSULTATION** (attached at pages 24 to 35)

APPLICATION NO: 09/04888/FUL PROPOSAL: THE CONVERSION OF DWELLING INTO 2 NO. FLATS WITH THE ERECTION OF A FIRST FLOOR EXTENSION (REVISED APPLICATION). (GR 356396/116200) AT 6 HILL VIEW YEOVIL SOMERSET BA21 4HW

8. **FINANCIAL STATEMENT FOR PERIOD ENDING 30 NOVEMBER 2009**

To consider the Financial Statement for the period 1 October to 30 November 2009 (attached at pages 36 to 41).

	Application No	Proposal	Address
1	09/04262/COU	Change of use of premises from a retail shop to a restaurant (GR 356152/115981)	4 South Western Terrace Yeovil Somerset
2	09/04453/FUL	Alterations, erection of an extension and the conversion of dwelling to form 4 No. self contained apartments (GR 355272/116232)	21 The Park Yeovil Somerset
3	09/04626/COU	Change of use of premises from post office (use class A1) to fish and chip takeaway (Use class A5). (GR 354573/117130)	Westfield Post Office 8A Coronation Avenue Yeovil
4	09/04652/CON	The demolition of conservatory, garage and extension within a conservation area. (GR 355272/116232)	21 The Park Yeovil Somerset
5	09/04789/LBC	The installation of gas pipe to front elevation and a central heating flue to rear of property (GR 355731/1160698)	11A Silver Street Yeovil Somerset
6	09/04520/FUL	Alterations, loft conversion with alteration to roof pitch and erection of a two-storey rear infill extension. (GR 354341/116253)	80A Preston Grove Yeovil Somerset

PLANNING MEETING
MONDAY 7 DECEMBER 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**

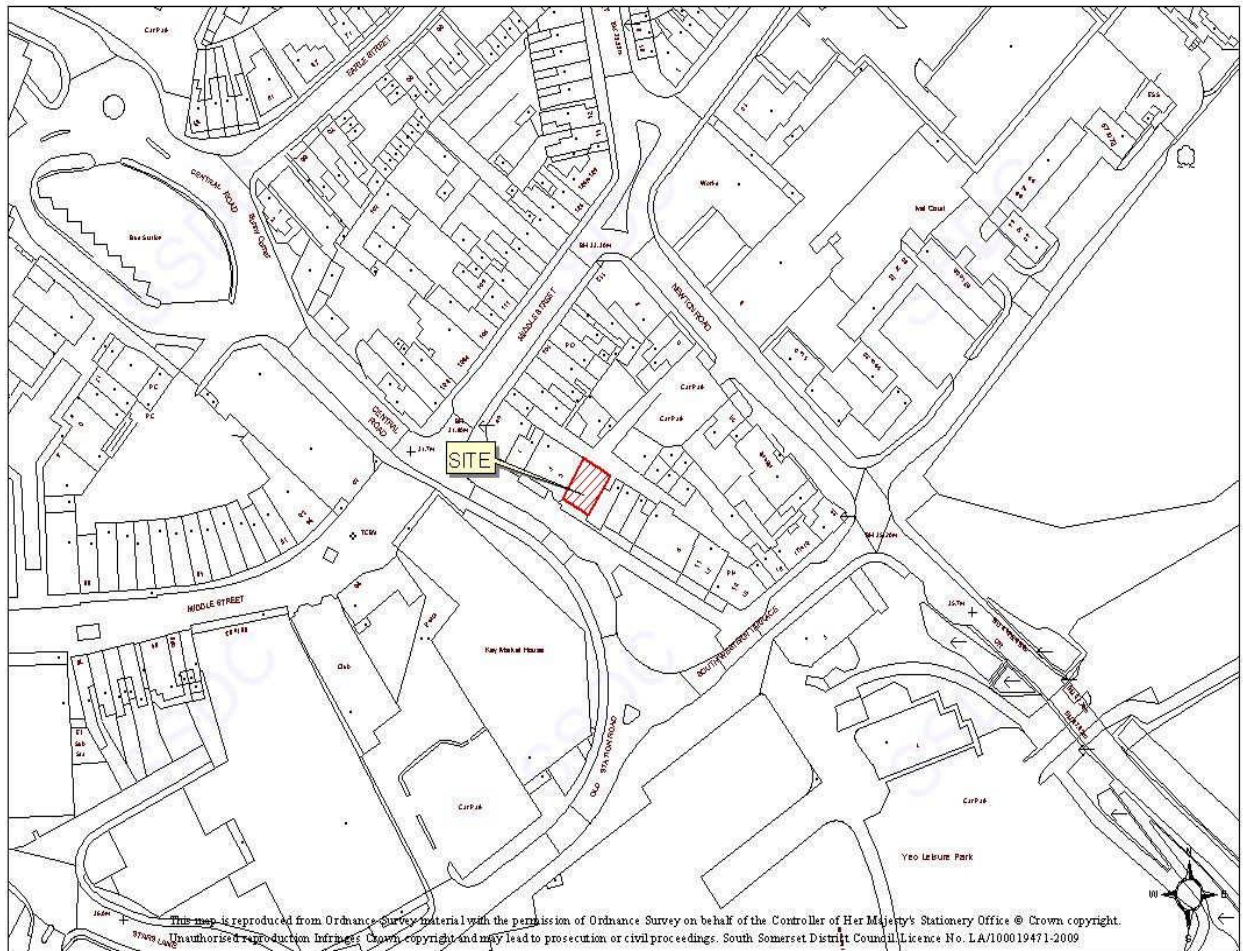
LEVEL 3 APPLICATIONS

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: 09/04262/COU

Site Address:	4 South Western Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>Change of use of premises from a retail shop to a restaurant (GR 356152/115981)</i>
Recommending Case Officer:	Helen Ferdinand
Target date :	14th January 2010
Applicant :	Mrs I Lowicka
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



A mid-terraced two-storey property with a rendered front elevation and slate roof. The property is currently vacant, but was last used as a shop (a plumbing shop).

Planning permission is being sought for the change of use of the premises to a restaurant.

HISTORY

08/04192/FUL: alterations to front elevation and boundaries to pavement - approved Oct. 2008

95/07530/FUL: Change of use of ground floor from A1 (hairdressers) to A3 (for the sale of hot food or drink on and off the premises) - approved June 2006

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

Policy STR2: Towns

Policy STR4: Development in Towns

Policy 21: Town Centre Uses

South Somerset Local Plan (Adopted April 2006)

Policy MC4: Other Uses in Town Centres

Policy ST5: General Principles of Development

Policy ST6: Quality of Development

MC/YEOV/8: Eastern End of Yeovil Town Centre

CONSULTATIONS

Yeovil Town Council (4 January 2010):

County Highways: no observations.

Environmental Protection: no comments received to date

Regeneration Officer: no response to date.

REPRESENTATIONS

Neighbours have been notified and a site notice displayed. No letters of representation have been received.

CONSIDERATIONS

The site lies within the defined development area for Yeovil where the principle of development is accepted. The property also lies within the town centre as defined in the Local Plan and as such Policy MC4 falls to apply which allows uses other than retail within the town centre (including Use Class A3) except where the proposal will create a concentration of such uses where the cumulative impact would be harmful to the vitality and viability of the centre. The area is defined as an 'Enhancement Area' in the Local Plan.

The issues to be considered are as follows:

- Is the proposal acceptable under Policy MC4 of the Local Plan?
- Would the proposal create a nuisance to the occupiers of the neighbouring premises?
- Would the proposal be an improvement to the enhancement area?

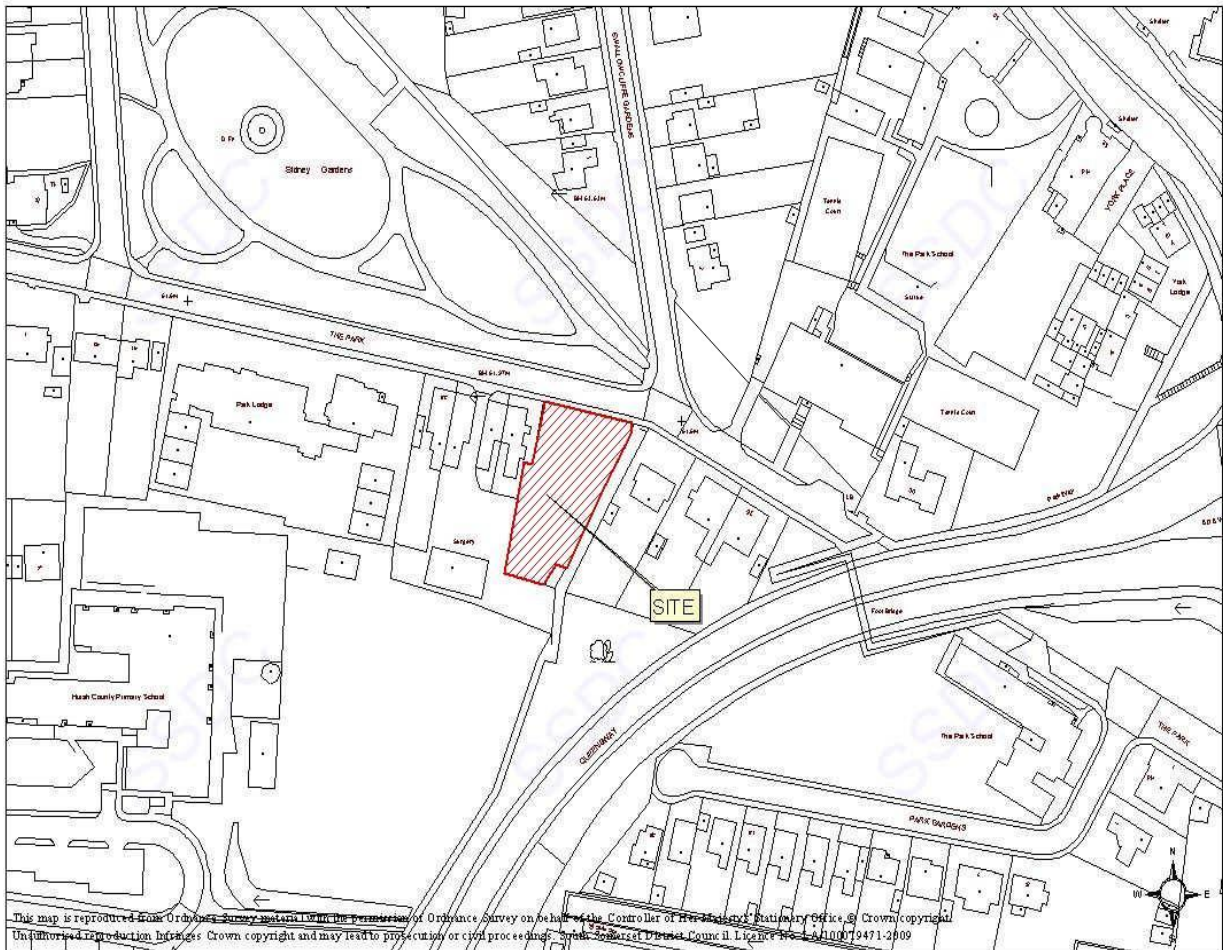
RECOMMENDATION

The views of the Town Council are invited.

2. Officer Report On Planning Application: 09/04453/FUL

Site Address:	21 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	<i>Alterations, erection of an extension and the conversion of dwelling to form 4 No. self contained apartments (GR 355272/116232)</i>
Recommending Case Officer:	Andrew Collins
Target date :	18th January 2010
Applicant :	Richards Rooflines Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is within the development area of Yeovil and the recently designated Park Conservation Area. The Park is an attractive area of Yeovil consisting of two - two and a half storey buildings. No 21 is located on the southern side of the road opposite the Sydney Gardens, with an existing footpath to the east of the site.

The existing building is a single dwelling house located within a fairly large plot. The dwelling is well proportioned and of architectural character. Unfortunately attached to the side is a single storey flat roof extension, which detracts from the character of the building.

It is proposed to demolish the existing extension, garage and conservatory and to erect a two-storey rear extension to the property. The extension is proposed to have a link comprising the staircase and 2, 2 bed flats. The extension is 'L' shaped and is to project 13.5m and be a maximum of 9m in width. The extension is to be 8.3m in height, which is 0.5m lower than the existing ridge height. The existing dwelling is proposed to be converted into 2, 2 bed flats.

On the area of the existing garage and extension it is proposed to have a new access and 5 car parking spaces to serve the development.

Additional tree planting is proposed in the rear garden and a cycle / bin store is proposed adjacent to No 23 The Park.

HISTORY

06/02388/FUL - Demolition of existing house, timber extension and garage and the erection of a block of nine 2no. bed apartments (GR355272/116232) - Application withdrawn 21/9/06.

07/00250/FUL - Demolition of existing dwellinghouse and the erection of ten no. two bedroom flats with associated parking (GR 355272/116232) - Application refused 5/4/07 - Appeal Dismissed 3/12/07.

08/00243/FUL - Demolition of existing dwellinghouse and the erection of ten flats with associated parking (GR 355272/116232) - Application refused - 20/5/08 - Appeal Dismissed 30/9/08.

09/04652/CON - The demolition of conservatory, garage and extension within a Conservation Area - Pending consideration.

POLICY

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

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), The Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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

Regional Spatial Strategy 10: The South West
Regional Spatial Strategy (RSS10) Draft 2006
Development Policy A - Identifies Yeovil as a Strategically Significant Town
Development Policy B - Development at Market Towns
Development Policy E - High Quality Design
Development Policy G - Sustainable Construction
Development Policy H - Reusing Land
SR24 - Identifies the need for Yeovil to grow in terms of housing and employment
TR1 - Demand Management and Public Transport in the SSCTs
ENV5 - Protecting the Historic Environment

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

STR1 (Sustainable Development),
STR2 (Development in Towns),
Policy 9 (The Built Historic Environment),
Policy 44 (Cycling),
Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (April 2006)
ST3 (Development Areas),
ST5 (General Principles of Development),
ST6 (The Quality of Development),
EH1 (Conservation Areas),
EH2 (Demolition of Buildings Within Conservation Areas),
EC8 (Protected Species),
TP1 (New Development and Pedestrian Provision),
TP7 (Parking Provision in Residential Areas)

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 4 - Services and Facilities
Goal 8 - High Quality Homes

Policy-related Material Considerations
None relevant

National Guidance
PPS1 - Sustainable Development
PPS3 - Housing
PPG13 - Transport
PPG15 - The Historic Environment

CONSULTATIONS

Area Engineer - "Surface water disposal via soakaways."

Conservation Manager - "The test is whether this will preserve or enhance the conservation area. Preservation of the original house, enhancement by removal of the poor extensions and garage is achieved and providing the extension is appropriately designed, I see no problem with the general approach here. There are however a number of detail issues I would advise you ask to be addressed to ensure these objectives -

1. The finer details of the existing house have been ignored (not shown on the dwgs) when they could beneficially be carried through to the extension to give it distinct character appropriate to the cons area. There is a projecting string course of 4 courses of contrasting colour brickwork at first floor window sill level and indented bricks every 4 courses to express the quoins. Both these features should be replicated and follow round the new building.
2. The extension of the west wall of the existing house should step in plan in order to preserve the quoin detail and mask the junction between old and new brick (different sizes)
3. There is a screen wall on the front west side that should be retained.
4. The front and 1st floor west side windows of the house should be retained, repaired, draught stripped and secondary glazed. They are essential to the character of the building.
5. We should control by condition the treatment of the treatment of external walls that will be exposed by removal of existing extensions.
6. The design of the railings, gateway and boundary wall should be conditioned so we can agree details.
7. There are some opportunities for the internal layout of the flats. eg why not move kitchen window (south side front flat 1st floor) to west wall so obscure glass will not be needed? The squint window in the adjacent flat would need to face the opposite way but that should not be a problem."

Somerset County Council - Highways - To be considered further.

REPRESENTATIONS

None received.

CONSIDERATIONS

- Does the proposal either preserve or enhance the character or appearance of the Conservation Area?
- Impact upon visual amenity
- Impact upon residential amenity
- Parking / Highways issues

The comments of Yeovil Town Council are invited.

3. Officer Report On Planning Application:

Site Address:	Westfield Post Office 8A Coronation Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	<i>Change of use of premises from post office (use class A1) to fish and chip takeaway (Use class A5). (GR 354573/117130)</i>
Recommending Case Officer:	Jane Green
Target date :	15th January 2010
Applicant :	Ms N Kilincarslan
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



8A Coronation Avenue forms the end unit of a terrace of purpose built commercial premises with residential flats above. Built of red brick under a plain tiled roof the main shop frontage faces to the west with the access door on the corner of the premises. The premises occupies the corner position fronting Coronation Avenue and Thatcham Park. There is off road parking for approximately three cars.

The application seeks permission for the change of use from a post office (use class A1) to a fish and chip takeaway (Use class A5).

HISTORY

95/07295/FUL - Erection of a two storey extension - Application permitted with conditions February 1995

761446 - Installation of new shop front at The Post Office, Coronation Avenue, Yeovil - Approved October 1976

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)

Policy 48 (Access and Parking)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

EP2 (Pollution and Noise)

EP7 (Potential Odour Generating Developments)

TP6 (Non-Residential Parking Provision)

CONSULTATIONS

Economic Development Service - The Economic Development service have been actively involved in trying to find a new tenant for the Westfield PO. In conjunction the Regeneration Officer involved with this opportunity we have on a number of occasions met with and supported potential tenants for the retail premises and Post Office.

Unfortunately, each application has failed to meet the expectations of the Post Office management, resulting in the premises remaining empty. The landlord has remained patient whilst a new postmaster and tenant has been sought.

In summary, I believe every effort has been made to find a new tenant for the premises together with a Post Master/Mistress. Unfortunately this has not resulted in a suitable tenant being found. Therefore, the application to change the use of the premises to a fish and chip takeaway is not opposed by the Economic Development service.

SSDC Regeneration Officer - Gerrard Tucker's comments said it all really with regards to our efforts to get a post office in situ.

I have no specific comments to make beyond that and have passed this onto Natalie Ross our Community Development Officer who will speak with the Westfield Community Association to get their view.

Building Control - Advised application will need a building regulations application. Concerns would be fire integrity to the floor and noise and smell of the ventilator to the outside, in position shown

Environmental Protection Unit - Has concerns with the limited information provided with the application with regard to the extraction system proposed. Recommends extensive extraction systems are required for this use, which is designed to prevent harm to the local amenity in terms of odour, and a sound insulation scheme would need to be submitted to address any noise emanating from the extraction system.

REPRESENTATIONS

Nine neighbours notified and site notice (General Interest) erected - One neighbour comments that although they have no problem with the change of use they have concerns regarding litter and sufficient waste bins provided to prevent smells and vermin. Would like assurance that the extraction equipment will be adequate to deal with smells. Also asks that no sales should take place after 21.00 to avoid the possibility of late night disturbance.

CONSIDERATIONS

- Residential amenity of occupants of nearby properties in terms of, in particular, possible odours and noise disturbance
- Potential parking issues
- Visual impact on the street scene
- Loss of the Post Office as a local facility

RECOMMENDATION

The views of the Town Council are invited

4. Officer Report On Planning Application: 09/04652/CON

Site Address:	21 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	<i>The demolition of conservatory, garage and extension within a conservation area. (GR 355272/116232)</i>
Recommending Case Officer:	Andrew Collins
Target date :	18th January 2010
Applicant :	Richards Rooflines Ltd
Type :	Other Conservation Area Consents

SITE DESCRIPTION AND PROPOSAL

08/00243/FUL - Demolition of existing dwellinghouse and the erection of ten flats with associated parking (GR 355272/116232) - Application refused - 20/5/08 - Appeal Dismissed 30/9/08.

09/04453/FUL - Alterations, erection of an extension and the conversion of dwelling to form 4 no. self contained apartments - Pending consideration.

POLICY

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

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), The Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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

Regional Spatial Strategy 10: The South West
Regional Spatial Strategy (RSS10) Draft 2006
ENV5 - Protecting the Historic Environment

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

STR1 (Sustainable Development),
Policy 9 (The Built Historic Environment),

South Somerset Local Plan (April 2006)
EH1 (Conservation Areas),
EH2 (Demolition of Buildings Within Conservation Areas)

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 4 - Services and Facilities
Goal 8 - High Quality Homes

Policy-related Material Considerations
None relevant

National Guidance
PPG15 - The Historic Environment

CONSULTATIONS

Conservation Manager - "The test is whether this will preserve or enhance the conservation area. Preservation of the original house, enhancement by removal of the

poor extensions and garage is achieved and providing the extension is appropriately designed, I see no problem with the general approach here. There are however a number of detail issues I would advise you ask to be addressed to ensure these objectives -

1. The finer details of the existing house have been ignored (not shown on the dwgs) when they could beneficially be carried through to the extension to give it distinct character appropriate to the cons area. There is a projecting string course of 4 courses of contrasting colour brickwork at first floor window sill level and indented bricks every 4 courses to express the quoins. Both these features should be replicated and follow round the new building.
2. The extension of the west wall of the existing house should step in plan in order to preserve the quoin detail and mask the junction between old and new brick (different sizes)
3. There is a screen wall on the front west side that should be retained.
4. The front and 1st floor west side windows of the house should be retained, repaired, draught stripped and secondary glazed. They are essential to the character of the building.
5. We should control by condition the treatment of the treatment of external walls that will be exposed by removal of existing extensions.
6. The design of the railings, gateway and boundary wall should be conditioned so we can agree details.
7. There are some opportunities for the internal layout of the flats. eg why not move kitchen window (south side front flat 1st floor) to west wall so obscure glass will not be needed? The squint window in the adjacent flat would need to face the opposite way but that should not be a problem."

REPRESENTATIONS

None received.

CONSIDERATIONS

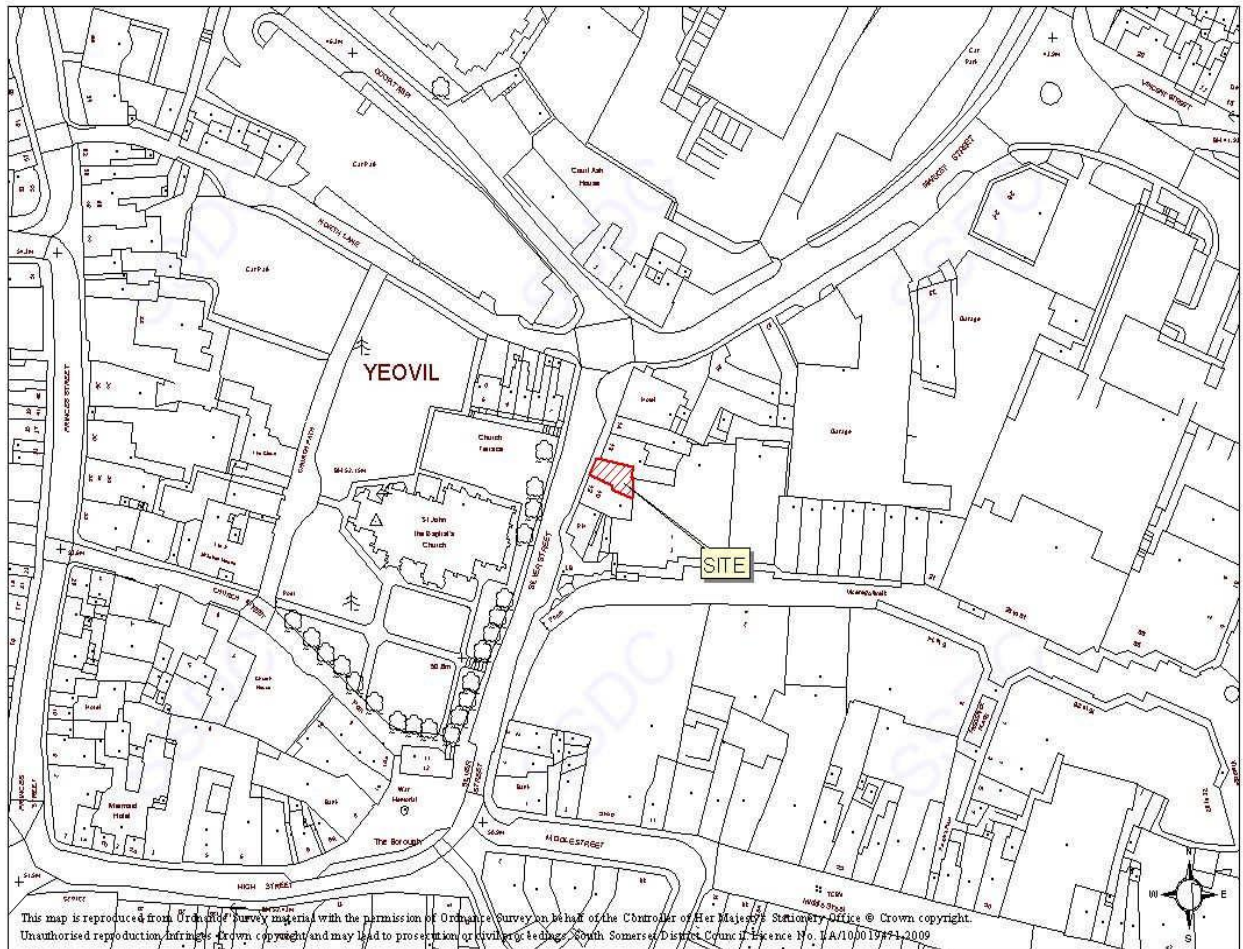
- Do the structures proposed to be demolished preserve or enhance the character or appearance of the Conservation Area?

The comments of Yeovil Town Council are invited.

5. Officer Report On Planning Application: 09/04789/LBC

Site Address:	11A Silver Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	<i>The installation of gas pipe to front elevation and a central heating flue to rear of property (GR 355731/1160698)</i>
Recommending Case Officer:	Jane Green
Target date :	25th January 2010
Applicant :	Mrs J Harvey
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



11A Silver Street is a residential flat above commercial premises. It forms part of a terrace of Grade 2 listed buildings on the east side of Silver Street. The site is within the development area and conservation area of Yeovil and almost opposite is the Grade 1 listed building, St John the Baptist's Church.

This application is seeking listed building consent to install a gas pipe to the front elevation and a central heating flue to the rear of property.

HISTORY

None relevant

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

PPG 15: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPG15:

Regional Spatial Strategy
EN3 Historic Environment

Somerset and Exmoor National Park Joint Structure Plan (1991-2011):
Policy 9 - The Built Historic Environment

South Somerset Local Plan 2006
EH1 - Conservation Areas
EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

Conservation Officer - Awaiting comments although the proposal was subject to advice from the Conservation Officer
County Archaeology - Awaiting comments
Environmental Protection Unit (Contaminated land) - No comments
Technical Officer - No comment

REPRESENTATIONS

A Site notice (Listed building in a conservation area) was erected, no representations received to date

CONSIDERATIONS

The main issue in this case is whether or not the proposed alterations would preserve or enhance the character and appearance of the listed building and its setting.

RECOMMENDATION

The views of the Town Council are invited.

6. Officer Report On Planning Application: 09/04520/FUL

Site Address:	80A Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	<i>Alterations, loft conversion with alteration to roof pitch and</i>

	<i>erection of a two-storey rear infill extension. (GR 354341/116253)</i>
Recommending Case Officer:	Sam Fox
Target date :	8th February 2010
Applicant :	Mr & Mrs Andrew Baker
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The property is a detached two-storey house located within the development area of Yeovil. It is of red brick construction with white UPVC windows under a tiled roof. The property currently benefits from a single storey side extension with off road parking to the front and a long rear garden which houses an outbuilding being used as some form of extended accommodation which would appear to have previously been a garage. The surrounding properties are two storey terraced and semi-detached houses varying in age and style.

This is a revised application for alterations and the carrying out of a loft conversion and erection of a two-storey rear extension. The most significant changes to this revised scheme are the considerable reduction to the two-storey element and the introduction of roof alterations.

HISTORY

09/01583/FUL - The erection of a single storey and two-storey extension to rear of dwelling. Application refused.

01/02987/FUL - The erection of a single storey extension to dwellinghouse. Application permitted 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,

Regional Spatial Strategy

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - The Built Environment

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

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

CONSULTATIONS

SSDC Technical - Surface water disposal via soakaways

SCC Highways - No observations

REPRESENTATIONS

6 neighbours were notified, two letters of objection have been received to date from the same household raising the following issues:

Loss of light to facing windows, overshadowing due to raised roof height, overbearing impact, loss of views, lack of access to carry out development would be a danger to the occupants of neighbouring property.

CONSIDERATIONS

In this case the main considerations are:

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

Impact on residential amenity.

RECOMMENDATION

The observations of the Town Council are invited.

PLANNING DECISIONS

08/05144/FUL The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 109 houses.

APPEAL WITHDRAWN

09/03444/FUL The installation of 8 No. air conditioning units to the rear of Unit 7A, Western Avenue, Brympton, Yeovil, Somerset.

APPROVED subject to conditions.

09/03708/LBC Alterations to re-paint shop front, door and existing hanging sign at The Shop, Church Street, Yeovil, Somerset BA20 1HE

APPROVED subject to conditions.

09/03734/LBC Repairs and reconstruction of pavement area fronting premises and the installation of metal railings at Summerlands Dental Centre, Preston Road, Yeovil, Somerset

APPLICATION WITHDRAWN

09/03871/FUL Alterations to existing single-storey rear extension to include raising of roof height at 11 Highfield Road Yeovil Somerset BA21 4RL

APPROVED subject to conditions.

09/03923/FUL The re-building of existing detached garage at West Park Yeovil Somerset BA20 1DE

APPROVED subject to conditions.

09/04201/FUL The installation of replacement windows and doors at Sunningdale Lodge, Sunningdale Road, Yeovil, Somerset BA21 5LD

APPROVED subject to conditions.

09/04530/R3C The retention of a 2 bay Elliott building used as a classroom at Birchfield Primary School, Birchfield Road, Yeovil, Somerset BA21 5RL

NO OBJECTION

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.