



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 21 June 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

15 June 2010

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

To: All Members of the Planning and Licensing
Committee

J Vincent Chainey (Chairman)

Philip Chandler (Ex-officio)

Clive Davis (Ex-officio) (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

John Hann

Simon Hester

Andrew Kendall

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 meetings held on 7 June 2010.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

4. **PLANS LIST** (Pages 2 to 24)

5. **REPORT TABLE** (Page 25)

6. **PLANNING DECISIONS** (Page 26)

7. **CORRESPONDENCE**

	Application No	Proposal	Address
1	10/01202/FUL	Application for a new planning permission to replace extant permission 05/02432/FUL (GR 356119/116215)	The Tannery Eastland Road Yeovil
2	10/01944/LBC	Application for a new planning permission to replace extant permission 05/02441/LBC. (GR356119/116215)	The Tannery Eastland Road Yeovil
3	10/01831/FUL	The installation of a new shop front, air conditioning, siting of satellite dishes, and the erection of a front extension to premises. (GR 357292/116757)	94A Lyde Road Yeovil Somerset
4	10/01897/FUL	Alterations and the erection of a first floor extension to rear of dwellinghouse (GR 355635/117476)	22 Ashford Grove Yeovil Somerset
5	10/01907/FUL	Alterations and the erection of a new entrance and porch with access ramp (GR 354580/116637)	The Balidon Centre Summerlands Hospital Preston Road
6	10/02041/FUL	The erection of replacement boundary fencing (Retrospective)(GR 354734/114521)	4 Lower Turners Barn Lane Yeovil Somerset
7	10/02193/FUL	Erection of rear extension GR (356413/116951)	154 St Michaels Avenue Yeovil Somerset

PLANNING MEETING
MONDAY 21 JUNE 2010

PLANS LIST

The schedule of planning applications is attached.

The delegation agreement relating to planning applications between the District Council and the Town Council provides for the Town Council to receive written reports on applications in the Yeovil Town area, and those that are regarded as having a significant impact on this area. These reports include key considerations, which, in the opinion of the Area Planning Manager, are planning issues to which the Town Council should have regard in considering its views and making recommendations on each application.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to the level allocated to the application (as outlined in the extract from the District Council's Scheme of Delegation set out below*) and to any views expressed by various consultees (including the Town Council) and District Council Ward Members.

BACKGROUND PAPERS

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

HUMAN RIGHTS ACT 1998 ISSUES

The determination of the applications which are the subject of reports in this Plans List are considered to involve the following human rights issues:-

1. Articles 8: Right to respect for private and family life

i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.

ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

3. The First Protocol

Article 1: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

***APPLICATION LEVELS AS DEFINED IN THE DISTRICT COUNCIL SCHEME OF DELEGATION**

LEVEL 1 APPLICATIONS

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control where the proposals lie within the development limits.

1. Dwellings

- 1-2 units (full) and less than 0.1 hectare (outline)

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

- Floorspace is less than 500 square metres and the site is less than a half hectare (applies to 2-5)

6. Minor Change of Use (In line with policy)

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control

1. Householder

- Householder developments are defined as those within the curtilage of residential property which require an application for planning permission and are not a change of use.

2. Adverts

3. Listed Building Consents (Alterations)

4. Listed Building Consents (Demolitions)

5. Conservation Area Consents

6. Demolition of unlisted buildings in Con. Areas

7. Others This category includes all decisions relating to:

- applications for Lawful Development Certificates for existing use (from July 1992); (**CLUEDs**)
- applications for Lawful Development Certificates for proposed use (from July 1992); (**CLOPUDs**)
- applications for Certificates of **Appropriate Alternative Development**;
- notifications under:
 - **Circular 18/84** (Development by Government Departments); and
 - **Circular 14/90** (Overhead electric lines).
- applications by the **British Coal Corporation** under Class A, Part 21 of the General Permitted Development Order 1995.
- Telecom Notifications, any Tree Application, Agricultural Notifications, County Matters, Demolition Prior Approvals.

LEVEL 2 APPLICATIONS

1. Dwellings

- More than 2 units (full) and more than 0.1 hectare (outline)

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

- Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)

6. Change of Use

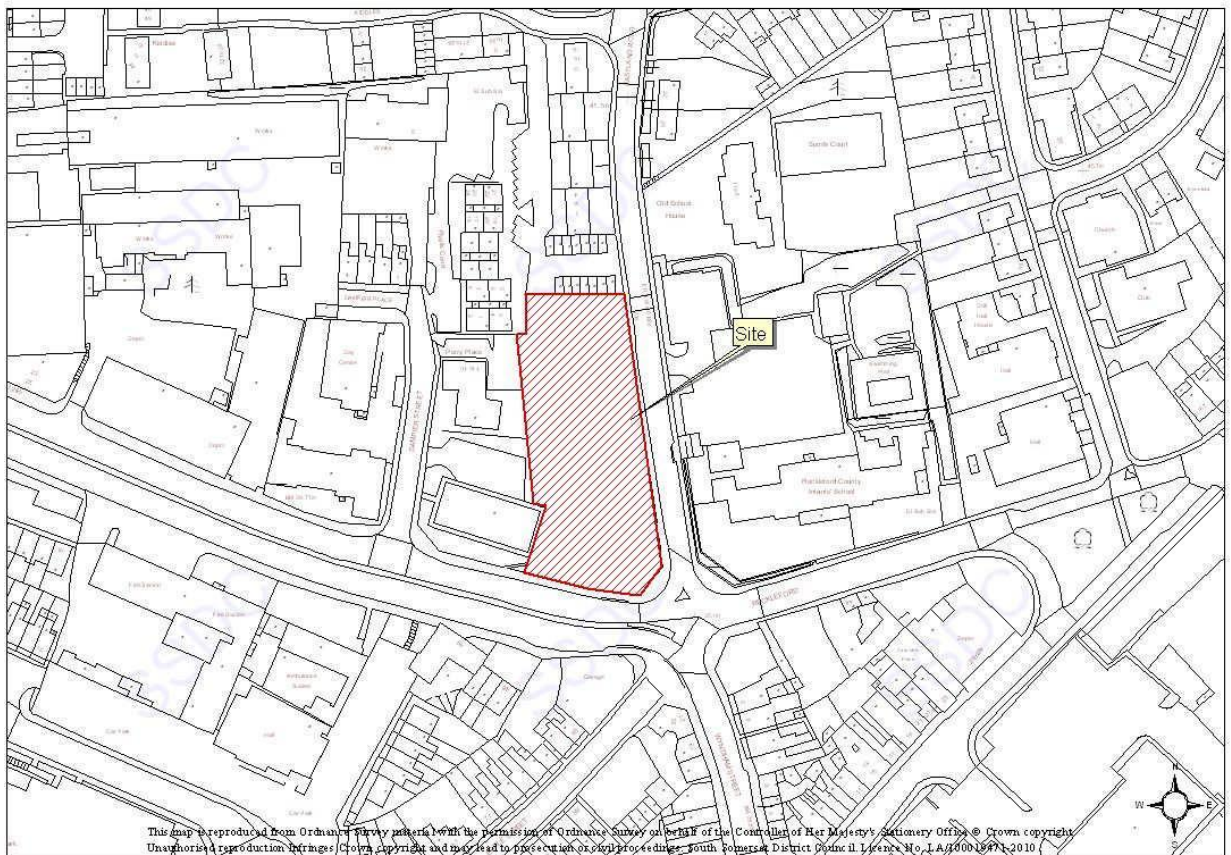
LEVEL 3 APPLICATIONS

Level 3 applications are likely to be developments that because of the significance of their impact should always be determined by the relevant Area Committee (or Regulatory Board where necessary). Whether an application falls into the Level 3 category shall be decided by the Head of Development & Building Control in consultation with the relevant Area Chair.

1. Officer Report On Planning Application: 10/01202/FUL

Site Address:	The Tannery Eastland Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission to replace extant permission 05/02432/FUL (GR 356119/116215)
Recommending Case Officer:	Simon Fox
Target date :	18th August 2010
Applicant :	Laidlaw Services Ltd
Type :	Major Dwlg's 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



The Tannery (dated 1855 and listed as 'The Goldcroft Glove Company Works and entrance gates') stands prominently on the busy junction of Eastland Road and Reckleford Road. Reckleford Road is the A30 - a primary route through Yeovil.

The most prominent aspect of the building was the double gable end at the south of the site, which presented itself to the A30. The building extends over 70 metres to the north alongside Eastland Road and until recently was capped with a double-pitched roof with central valley running parallel to the road. The gable apices and roof structure has been removed for health and safety reasons due to structural instability. The remaining walls are constructed in local random coursed stone and previously including a distinctive band of timber louvres and boarding between brick piers serving the fourth floor, below the eaves, until this too was removed. To Eastlands Road the building has 6 small low level arched windows, two larger arched openings at second and third floor with a central door to both levels. The two end elevations are blank. The

internal elevation has a formal arrangement of arched openings to the first and second floor, five to each, and various openings to the ground floor level. Many of these openings have been blocked up.

A second building stands on the western side of the site, running parallel to the principle structure. This building is one storey lower and approximately half the width of the principle building, but has a similar general form of construction.

Further buildings exist to the north of the site, and a single storey link block runs between the east and west buildings, constructed of concrete blocks with a corrugated asbestos roof. A primary school is located to the east on the opposite corner of Eastland Road to Reckleford, whilst a commercial premises is located to the southwest corner of the site with residential, mostly flats to the north, west and northwest.

The site is within the development area; to the southern side of Reckleford is the designated Town Centre and Yeovil Town Centre Shopping Area as set out by the South Somerset Local Plan. A small northern part of the site is within an area of high archaeological potential.

The eastern part of the town centre is also included within Proposal MC/YEOV/08 of the Local Plan, which seeks environmental enhancement of Middle Street, South Western Terrace, Central Road and Wyndham Street; therefore this site plays an important role on the periphery of this area.

Full planning permission, under reference 05/02432/FUL, for the demolition of outbuildings and front wall to rear building with the extension and conversion of the listed tannery into a residential development expires on 26th June 2010 following approval in 2007.

In detail the application permitted:

Principle building (block one) conversion:

- 8 x one bed flats;
- 24 x two bed flats.

Parallel building (block two): rebuilding of east wall and conversion

- 6 x one bed flats;
- 6 x two bed flats.

Demolition:

- link building;
- detached building to the north;
- lean to against block two.

New build:

- 1 x one bed cottage attached to north of block two;
- 3 x one bed flats attached to cottage;
- 9 x one bed flats in detached block to north;
- 7 x one bed flats attached to north of block one.

TOTAL: 64 units (34 one bed and 30 two bed).

The application also proposed an access road which ran through the site from Eastland Road, north of block one, between the two buildings to take vehicles to the new build to the south of this site (this new build was not part of application 05/02432/FUL but a separate application, 06/01071/FUL)

The permission has not commenced and this application seeks a new planning permission to replace an 'extant' planning permission in order to extend the time limit for implementation.

HISTORY

Of relevance:

08/00379/FUL: The erection of a building comprising 10 flats, together with 14 parking spaces and 48 bicycle spaces: Application permitted with conditions: 27/03/2008

06/01071/FUL: The erection of six flats: Application permitted with conditions: 26/06/2007

05/02432/FUL: Demolition of outbuildings and front wall to rear building. Extension and conversion of listed tannery into a residential development: Application permitted with conditions: 26/06/2007

05/02441/LBC: Demolition of outbuildings and front wall to rear building. Extension and conversion of listed tannery into a residential development: Application permitted with conditions: 26/06/2007

05/00882/FUL and 05/00885/LBC Demolition of outbuildings and front wall to rear building. Extension and conversion of tannery into 64 residential units - Applications withdrawn.

01/03001/FUL and 01/03003/LBC Extension and conversion of premises into 20 maisonettes and 22 flats - Applications permitted with conditions.

95/07304/LBC and 95/07305/FUL Alterations, refurbishment and the conversion of former tannery into thirty flats - Applications permitted with conditions.

890325 and 890342 (listed building consent) The carrying out of alterations (including some demolition works) and the conversion of Tannery into 36 sheltered flats together with warden flat - Refused.

780902 (Listed building consent) Demolition of unit 15 - Application permitted with conditions.

780901 (Listed building consent) Re-roofing of units 8, 10 and 11 - Application permitted with conditions.

63365/G Outline: Development of land for residential purposes and use of an existing access - 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.

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).

Section 66 of the Listed Building Act requires authorities considering applications for planning permission for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

The policies of most relevance to the proposal are:

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

Development Policy A - Identifies Yeovil as a Strategically Significant Town

Development Policy D - Required Infrastructure for Development

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

Development Policy H - Reusing Land

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

H2 - Housing Densities

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 1 - Nature Conservation

Policy 9 - The Built Historic Environment

Policy 11 - Areas of High Archaeological Potential

Policy 33 - Provision for Housing

Policy 39 - Transport and Development

Policy 40 - Town Strategies

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings

EH4 - Demolition of Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

EH12 - Areas of High Archaeological Potential

EP5 - Contaminated Land

EC8 - Protected Species

TP7 - Car Parking

HG1 - Provision for New Housing Development

HG4 - Density

HG7 - Affordable Housing

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

PPS5 - Planning For the Historic Environment

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Conservation Manager

Amenity Societies - Ancient Monuments Society, The Georgian Group, The Victorian Society, Council for British Archaeology, The Society for the Protection of Ancient Buildings and 20th Century Society

SSDC Strategic Housing Manager

SSDC Sports, Art and Leisure Service - Due to Major application

SSDC Open Spaces Officer - Due to Major application

SSDC Area Development Manager - Due to Major application

SSDC Regeneration Officer - Due to Major application

Education Officer (Somerset CC) - Due to Major application

Somerset Waste Partnership - Due to Major application

Police Architectural Liaison Officer - Due to Major application

Yeovil Vision

Environment Agency

SSDC Ecologist

Somerset Wildlife Trust

SSDC Environmental Protection Officer

SSDC Economic Development

SSDC Building Control

Historic Services (Archaeology - Somerset CC)

SSDC Technical Services

REPRESENTATIONS

Neighbouring properties to the site have been notified, a site notice has been displayed and a press advert placed. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The key matters to consider in this case are:

- The site is located within the development boundary where the local plan states development is acceptable in principle,
- Full permission has been granted in 2007 for the demolition of outbuildings and front wall to rear building with the extension and conversion of the listed tannery into a residential development of 64 flats (this permission expires 26th June 2010),
- This application seeks a new planning permission to replace an extant planning permission in order to extend the time limit for implementation,
- As this is a 'renewal' type application there are no changes to the proposed scheme.

Site specific matters to be considered:

- the form, scale and design of the development,
- potential contamination of the site,
- the conservation aspects - Impact on listed building and setting thereof
- Affect on amenity of neighbouring occupiers
- is there any prospect of wildlife being present?
- planning obligations versus site viability

The main question to take into account is whether any substantive material planning consideration has become apparent (physical site specific matter or policy) that should prevent the life of this approval being extended for another three years?

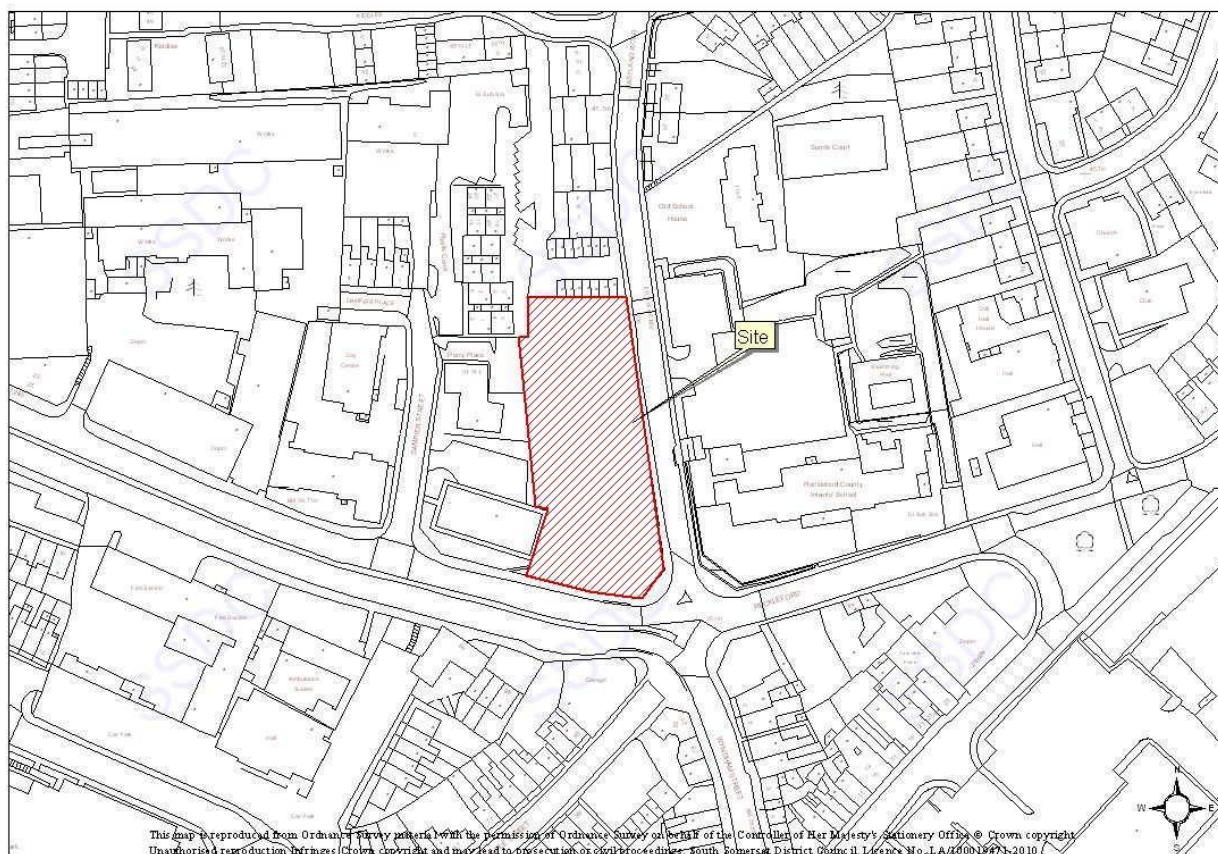
RECOMMENDATION

The views of Yeovil Town Council are invited.

2. Officer Report On Planning Application: 10/01944/LBC

Site Address:	The Tannery Eastland Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission to replace extant permission 05/02441/LBC. (GR356119/116215)
Recommending Case Officer:	Simon Fox
Target date :	14th July 2010
Applicant :	Laidlaw Services Ltd
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



The Tannery (dated 1855 and Grade II Listed as 'The Goldcroft Glove Company Works and entrance gates') stands prominently on the busy junction of Eastland Road and Reckleford Road. Reckleford Road is the A30 - a primary route through Yeovil.

The most prominent aspect of the building was the double gable end at the south of the site, which presented itself to the A30. The building extends over 70 metres to the north alongside Eastland Road and until recently was capped with a double-pitched roof with central valley running parallel to the road. The gable apexes and roof

structure has been removed for health and safety reasons due to structural instability. The remaining walls are constructed in local random coursed stone and previously including a distinctive band of timber louvres and boarding between brick piers serving the fourth floor, below the eaves, until this too was removed. To Eastlands Road the building has 6 small low level arched windows, two larger arched openings at second and third floor with a central door to both levels. The two end elevations are blank. The internal elevation has a formal arrangement of arched openings to the first and second floor, five to each, and various openings to the ground floor level. Many of these openings have been blocked up.

A second building stands on the western side of the site, running parallel to the principle structure. This building is one storey lower and approximately half the width of the principle building, but has a similar general form of construction.

Further buildings exist to the north of the site, and a single storey link block runs between the east and west buildings, constructed of concrete blocks with a corrugated asbestos roof. A primary school is located to the east on the opposite corner of Eastland Road to Reckleford, whilst a commercial premises is located to the southwest corner of the site with residential, mostly flats to the north, west and northwest.

Listed Building Consent, under reference 05/02441/LBC, for the demolition of outbuildings and front wall to rear building with the extension and conversion of the listed tannery into a residential development of 64 units expires on 26th June 2010 following approval in 2007.

The permission has not commenced and this application seeks a new consent to replace an extant listed building consent in order to extend the time limit for implementation.

HISTORY

Of relevance:

08/00379/FUL: The erection of a building comprising 10 flats, together with 14 parking spaces and 48 bicycle spaces: Application permitted with conditions: 27/03/2008

06/01071/FUL: The erection of six flats: Application permitted with conditions: 26/06/2007

05/02432/FUL: Demolition of outbuildings and front wall to rear building. Extension and conversion of listed tannery into a residential development: Application permitted with conditions: 26/06/2007

05/02441/LBC: Demolition of outbuildings and front wall to rear building. Extension and conversion of listed tannery into a residential development: Application permitted with conditions: 26/06/2007

05/00882/FUL and 05/00885/LBC Demolition of outbuildings and front wall to rear building. Extension and conversion of tannery into 64 residential units - Applications withdrawn.

01/03001/FUL and 01/03003/LBC Extension and conversion of premises into 20 maisonettes and 22 flats - Applications permitted with conditions.

95/07304/LBC and 95/07305/FUL Alterations, refurbishment and the conversion of former tannery into thirty flats - Applications permitted with conditions.

890325 and 890342 (listed building consent) The carrying out of alterations (including some demolition works) and the conversion of Tannery into 36 sheltered flats together with warden flat - Refused.

780902 (listed building consent) Demolition of unit 15 - Application permitted with conditions.

780901 (listed building consent) Re-roofing of units 8, 10 and 11 - Application permitted with conditions.

63365/G Outline: Development of land for residential purposes and use of an existing access - Application permitted with conditions.

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'

Planning Policy Statement 5: Planning for 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 PPS5.

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):
ENV5 - Protecting the Historic Environment

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)
STR1 - Sustainable Development
Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)
ST6 - The Quality of Development
EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

SSDC Conservation Manager

Amenity Societies - Ancient Monuments Society, The Georgian Group, The Victorian Society, Council for British Archaeology, The Society for the Protection of Ancient Buildings and 20th Century Society

REPRESENTATIONS

A site notice has been displayed and a press advert placed. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The key matters to consider in this case are:

- Listed Building Consent has been granted in 2007 for the demolition of outbuildings and front wall to rear building with the extension and conversion of the listed tannery into a residential development of 64 flats (this permission expires 26th June 2010),
- This application seeks a new planning consent to replace an extant planning consent in order to extend the time limit for implementation,
 - As this is a `renewal¿ type application there are no changes to the proposed scheme.

Site specific matters to be considered:

- the conservation aspects - Impact on listed building and setting thereof
- the changes to the building should be noted, including the removal of the roof structure and the relative instability of the structure.

The main question to take into account is whether any substantive material planning consideration has become apparent (physical site specific matter or policy) that should prevent the life of this consent being extended for another three years?

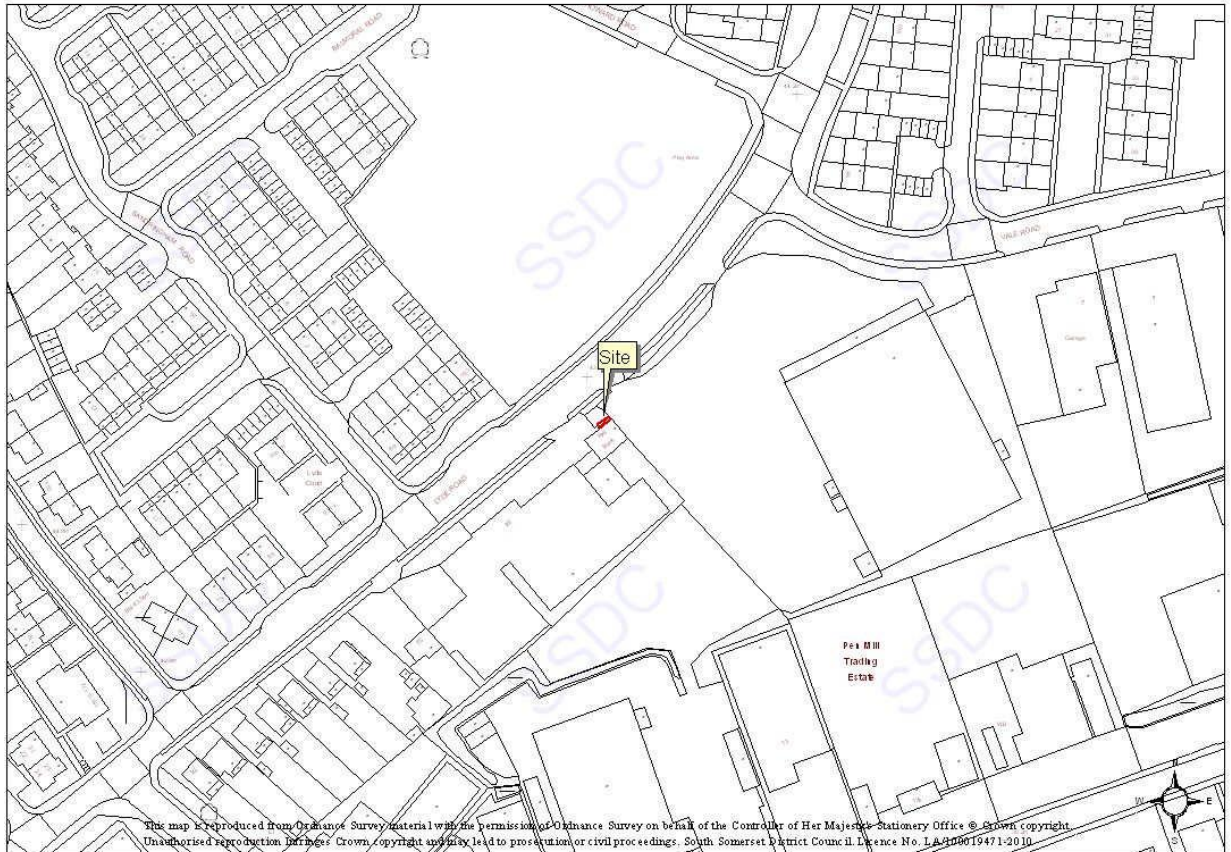
RECOMMENDATION

The views of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 10/01831/FUL

Site Address:	94A Lyde Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The installation of a new shop front, air conditioning, siting of satellite dishes, and the erection of a front extension to premises. (GR 357292/116757)
Recommending Case Officer:	Simon Fox
Target date :	22nd July 2010
Applicant :	Coral Estates Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



94A Lyde Road is the currently vacant premise formally occupied by Barclays Bank. It is a small unit of 69sq m with small landscaped frontage area and one disabled parking space.

The proposal seeks a small extension to the front of the building to facilitate the intended use of the premise as a licensed betting shop.

HISTORY

Relevant history:

10/01832/ADV: The display of 2 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign: Pending.

04/00742/FUL: Alterations to premises to include automated door to provide disabled access: Application permitted with conditions: 12/05/2004

00/03243/ADV: The display of an internally illuminated fascia sign and an internally illuminated projecting globe sign: Application permitted with conditions: 27/02/2001

761897: Reserved Matters (751040): Erection of bank premises: Application permitted with conditions: 28.01.1977

751040: Change of Use of premises from industrial to office (bank): Application permitted with conditions: 16.09.1975

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:

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST9 - Crime Prevention

TP6 - Non-Residential Parking Provision

National Guidance

PPS1 - Sustainable Development

PPS4 - Planning for Sustainable Economic Growth

PPG13 - Transport

CONSULTATIONS

The following bodies have been notified:

Highways Authority (Somerset CC)

SSDC Environmental Protection Officer (Potentially contaminated land)

The Health and Safety Executive (Hazardous substances within Pen Mill Trading Estate).

SSDC Technical Services

At the time of writing this report a response had been received from:

The Health and Safety Executive - No objections on safety grounds.

REPRESENTATIONS

A site notice has been displayed and neighbours notified. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The planning history of the site presents a confusing situation. The relevant references appear to be 751040 and 761897 which granted outline consent and the approval of reserved matters for a 'bank' use. The situation is complicated by the apparent perverse grant of an A2 retail bank rather than a B1 office (bank) as originally applied for, this is against the context that the site is in a location generally considered to be inappropriate for an A2 bank, the type of which you would normally find within a town centre shopping area.

Nonetheless it was accepted at the pre-application stage against current knowledge of the site that an A2 use exists. The proposed use as a licensed betting office (where the service is provided principally to visiting members of the public) would also constitute an A2 use and as a result no planning permission would be required for this change. This application therefore only relates to the extension and not the use.

The main issues therefore relate to the design and visual impact of the extension and other external changes and any implications on parking provision.

The proposed adverts/signage do not form part of the application, those aspects are considered by application 10/01832/ADV (within the Report Table of this agenda). An air conditioning unit already exists upon the roof of the former bank.

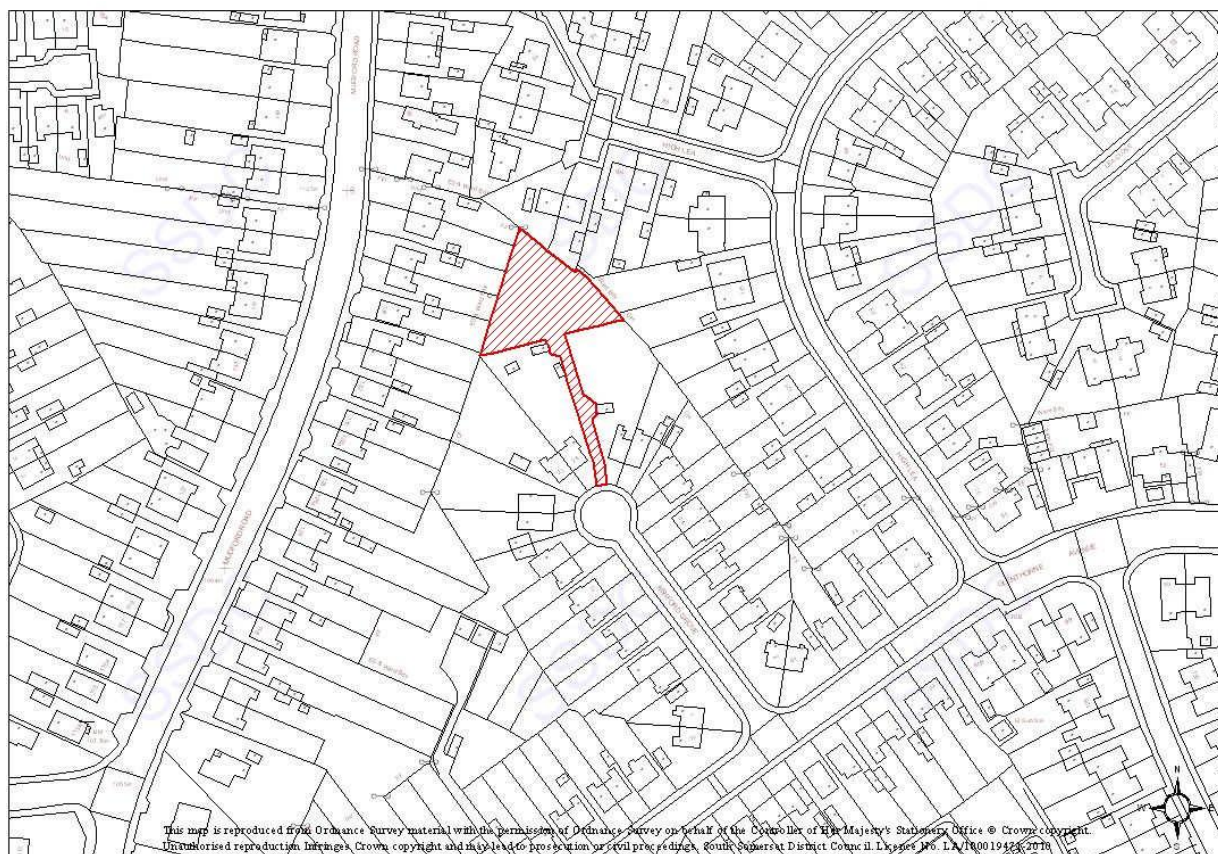
RECOMMENDATION

The views of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 10/01897/FUL

Site Address:	22 Ashford Grove Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a first floor extension to rear of dwellinghouse (GR 355635/117476)
Recommending Case Officer:	Jane Green
Target date :	29th July 2010
Applicant :	Mr P J Barton
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



22 Ashford Grove is a two-storey semi-detached property constructed of red brick and pebbledash under a double roman tiled roof. It occupies a large corner plot at the end of the cul-de-sac and is surrounded by similar properties. To the side of the property lies an access track to the old water tower site to the rear where work has started on the erection of four, two bedroom flats and garage block approved in 2007.

This application follows a certificate of lawful development application for the same development where it was decided the proposal did not constitute development allowed by The Town and Country Planning (General Permitted Development) Order 1995.

The proposed flat roofed extension will be sited above the existing single storey rear extension and therefore maintain the existing footprint. Sited next to the existing two storey flat roofed extension the development will mirror this in terms of height and depth and therefore form a large two storey rear extension. It will be sited 2.7 metres from the boundary and measure 5.2 metres in height and 2.06 metres in depth. The window configuration will remain unchanged after the development.

The site visit revealed other similar flat roofed extensions in close proximity to the application property.

HISTORY

10/00978/COL - Application for a certificate of lawfulness for the proposed erection of a first floor extension to dwelling - Application refused April 2010

832047 - The erection of a first floor extension to dwellinghouse at 22 Ashford Grove, Yeovil - Conditionally approved December 1983

831268 - The erection of a first floor extension to dwellinghouse at 22 Ashford Grove, Yeovil - Refused August 1983

791657 - The erection of a single storey extension (kitchen and bathroom) to dwellinghouse at 22 Ashford Grove, Yeovil - Conditionally approved September 1979

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 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:

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

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

CONSULTATIONS

SSDC Technical Services - Awaiting comments

SCC Highways - Awaiting comments

Yeovil Without Parish Council (neighbouring parish) - Awaiting comments

REPRESENTATIONS

4 neighbours, no representations received to date

CONSIDERATIONS

- Whether the proposal respects the form and character of the existing dwellinghouse?

- Is the proposal in keeping with the character of the area?
- Are there residential amenity issues in terms of overlooking or overshadowing to the adjacent neighbour?

RECOMMENDATION

The views of the Town Council are invited

5. Officer Report On Planning Application: 10/01907/FUL

Site Address:	The Balidon Centre Summerlands Hospital Preston Road
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a new entrance and porch with access ramp (GR 354580/116637)
Recommending Case Officer:	Jane Green
Target date :	20th July 2010
Applicant :	Somerset Partnership NHS Trust
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Balidon Centre is one of a complex of buildings that is operated by Somerset Partnership NHS Foundation Trust for a variety of mental healthcare uses. The Balidon Centre is a modern building, which is used by CAMHS (Childrens and Adolescent Mental Health Service) and Yeovil Opportunity Group, which provides therapy through play for children with special needs. The two separate groups share the same access and this application seeks permission for alterations and the erection of a new entrance and porch with access ramp to enable the two groups to be

accessed independently to improve the security of both users for their vulnerable clients.

The proposal comprises a ramp to the side of the west elevation and steps to the front, a glazed canopy over and new entrance door. Its position will be relatively inconspicuous as Balidon House is within the Summerlands site away from public vantage points.

To the front of the site is Summerlands Hospital, which is a grade II, listed building that once was used as a workhouse administration block. It forms an important part of the architectural history of Yeovil. As a point of reference the only reason why the proposal is not permitted development allowed to Hospitals is that Balidon House is located within the curtilage of this listed building.

HISTORY

Most recently:

96/00784/FUL - The erection of a single storey extension to premises - Application permitted with conditions May 1996

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 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:

Somerset and Exmoor National Park Joint Structure Plan
STR1 (Sustainable Development)
Policy 8 (The Built Historic Environment)

South Somerset Local Plan (Adopted April 2006)
ST5 (General Principles of Development)
ST6 (Quality of Development)
EH5 (Development Proposals Affecting the Setting of Listed Buildings)

CONSULTATIONS

SSDC Technical Services - No comment
SSDC Tree Officer - Awaiting comments
SSDC Conservation Officer - Awaiting comments
SCC Highways - No observations

REPRESENTATIONS

Site notice erected and advert placed in local press

CONSIDERATIONS

The main issues to consider in this case are:

- Whether the proposal respects the form and character of the existing building?
- Is the proposal in keeping with the character of the area?

- Are there residential amenity issues in terms of overlooking or overshadowing to the properties to the west?
- Most importantly, whether the proposal has a detrimental effect on the setting of the nearby listed building?

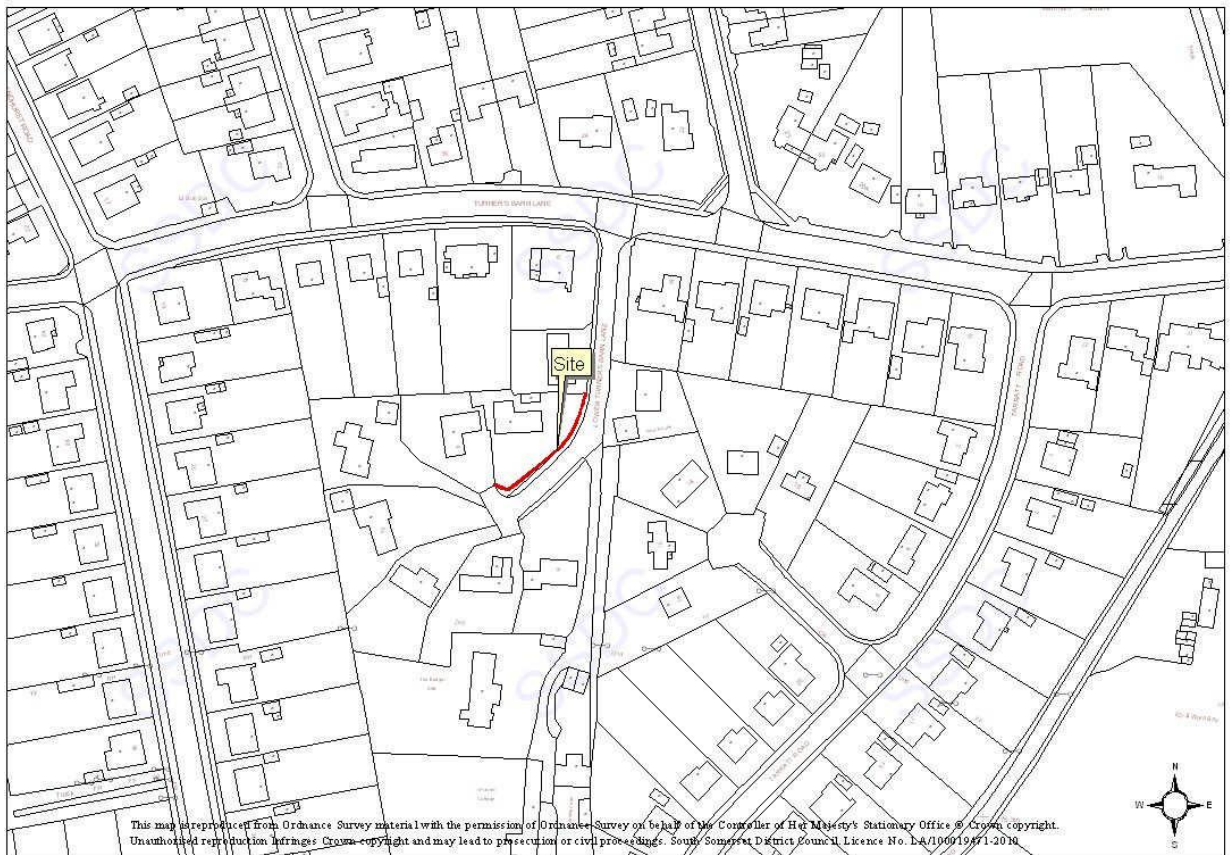
RECOMMENDATION

The views of the Town Council are invited

6. Officer Report On Planning Application: 10/02041/FUL

Site Address:	4 Lower Turners Barn Lane Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of replacement boundary fencing (Retrospective)(GR 354734/114521)
Recommending Case Officer:	Simon Fox
Target date :	20th July 2010
Applicant :	Mr James Waterfall
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



No. 4 Lower Turners Barn Lane is one of twelve properties located off Turners Barn Lane, seven of which are located in a cul-de-sac arrangement. The application site occupies a prominent location on the inside of the road at it curves towards the central turning head.

The application seeks retrospective consent for the retention of a 6ft high timber fence erected on the frontage boundary of the property adjacent to the pavement and road.

HISTORY

No relevant history.

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:

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

National Guidance

PPS1 - Sustainable Development

PPG13 - Transport

CONSULTATIONS

No consultation responses had been received at the time of submitting this report.

The following bodies have been notified:

Highways Authority and Technical Services.

REPRESENTATIONS

A number of local residents have been notified and a site notice has been displayed.

No representations had been received at the time of submitting this report.

CONSIDERATIONS

The applicant suggests the new fence replaced a 4ft high fence and leylandii trees and was erected to maintain privacy.

The main considerations are:

- Is the development visually acceptable?

- Highway Safety: is the development prejudicial to road safety?

- Is the development contained solely on land within the control of the applicant?

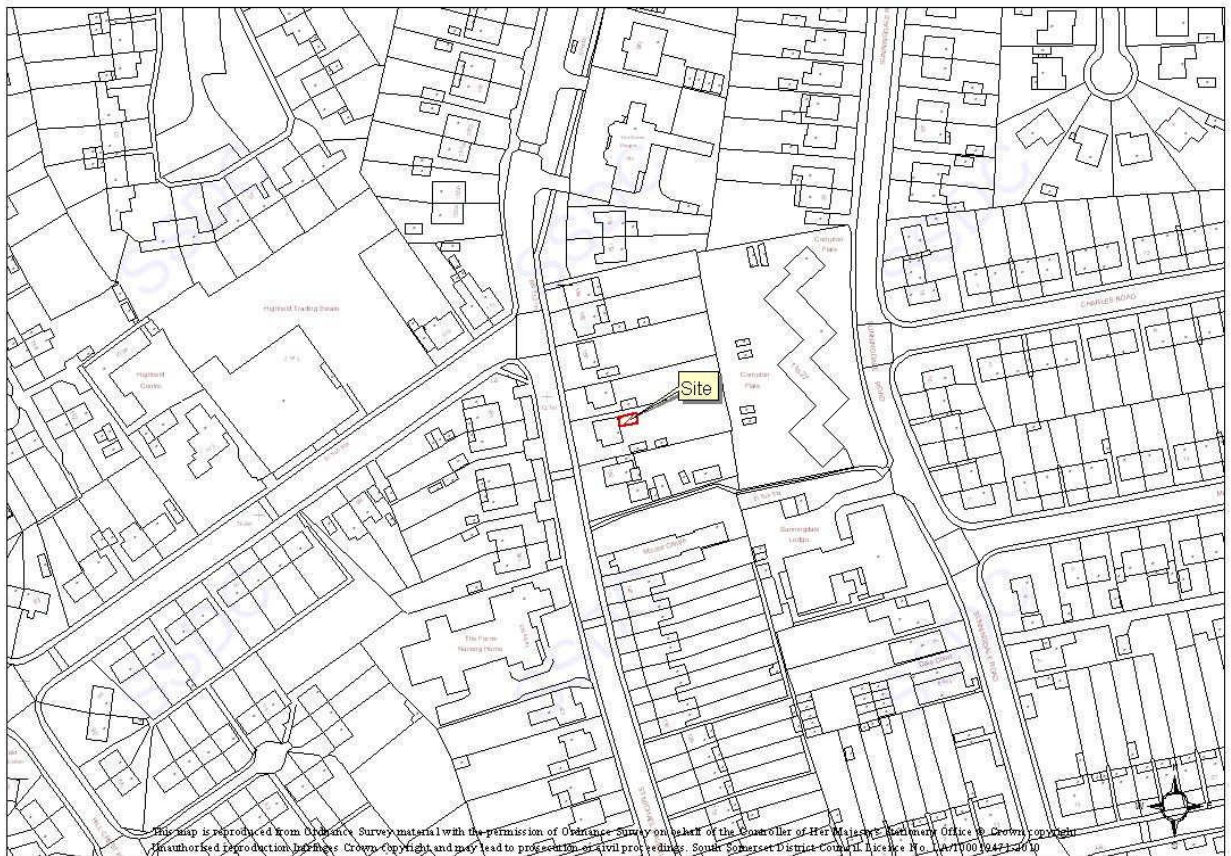
RECOMMENDATION

The views of the Yeovil Town Council are invited.

7. Officer Report On Planning Application: 10/02193/FUL

Site Address:	154 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Erection of rear extension GR (356413/116951)
Recommending Case Officer:	Jane Green
Target date :	28th July 2010
Applicant :	Mr And Mrs K J Perry
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



154 St Michaels Avenue is a large detached two storey dwellinghouse constructed of part red brick part pebble dash under a slate tiled roof. The property has seen much alteration and extension to date. It occupies a large plot as do the other similarly styled properties in the immediate vicinity. The adjacent property number 156 which will be most effected by the proposal has a drive and flat roofed garage immediately on the other side of the boundary fence where this extension is proposed.

The application seeks permission for the erection of a single storey rear extension to form a dining room. Located on east facing elevation the proposal will extend the side north facing elevation by 4 metres. Its width will be 4.25 metres and height to ridge 3.5 metres. Proposed is a large window in the gable end of the extension facing out into the garden and French doors on the side elevation facing into an area created in between the new proposal and the previous development detailed below in the history.

There are no additional windows proposed to the north elevation facing to the neighbour at number 156 St Michaels Avenue.

HISTORY

08/02922/FUL - The erection of a single storey extension to provide an attached garage to the side of dwelling - Application permitted with conditions August 2008

POLICY

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

The development plan comprises 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:

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

SSC Highways - Awaiting comments
SSDC Area Engineer - Awaiting comments

REPRESENTATIONS

30 neighbours notified, no representations received at time of writing

CONSIDERATIONS

The main considerations here are:

- Whether the proposal respects the form and character of the existing dwellinghouse?
- Is the proposal in keeping with the character of the area?
- Are there residential amenity issues in terms of overlooking or overshadowing to the adjacent neighbour?

RECOMMENDATION

The views of The Town Council are invited

PLANNING DECISIONS

- 10/00392/COU The change of use of first and seconds floor to a single self contained flat at 7A Sherborne Road Yeovil Somerset BA21 4HH. Applicant Eversheds Llp.
- APPROVED** subject to conditions.
- 10/01109/FUL The erection of a conservatory to side of dwelling at 17 White Mead Yeovil Somerset BA21 3RX. Applicant Mr Smail.
- APPROVED** subject to conditions.
- 10/01128/ADV The display of various non-illuminated signs at The Quedam Centre Vicarage Walk Yeovil Somerset BA20 1LD.
- APPROVED** subject to conditions.
- 10/01273/FUL Alterations and the erection of and extension to existing restaurant at McDonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU. Applicant McDonalds Restaurant Ltd.
- APPROVED** subject to conditions.
- 10/01274/ADV Application to display 4 No internally roof mounted signs at McDonalds Restaurants Ltd Lysander Road Yeovil Somerset BA20 2AU.
- APPROVED** subject to conditions.

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

REPORT TABLE FOR TOWN COUNCIL 21 JUNE 2010

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
10/01928/ADV	32 Vicarage Walk, Yeovil	The display of an internally illuminated fascia sign, an externally illuminated projecting sign, 2 No. non illuminated signs and 1 No. internally illuminated ATM header sign.	None received at time of writing.	<ul style="list-style-type: none">• Are the signs in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number?• Do the signs prejudice public safety?
10/01832/ADV	94A Lyde Road, Yeovil	The display of 2 No internally illuminated fascia signs and 1 No internally illuminated projecting sign.	None received at time of writing.	<ul style="list-style-type: none">• Are the signs in keeping with the character of the area in terms of siting, design, materials, illumination, scale and number?• Do the signs prejudice public safety?