



# Yeovil Town Council

**Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ**

Phone 01935 382424

Fax 01935 382429

E-mail [alan.tawse@yeovil.gov.uk](mailto:alan.tawse@yeovil.gov.uk)

## Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 8 June 2009**

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

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



*Alan Tawse*

Alan Tawse  
Town Clerk

02 June 2009

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

To: All Members of the Planning and Licensing  
Committee

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Andrew Kendall

Wes Read (Ex-officio)

David Recardo

## **A G E N D A**

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

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

### 1. **MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 27 May 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 9)

### 5. **PLANNING DECISIONS** (Pages 10 to 12)

### 6. **CORRESPONDENCE**

### 7. **CONSTRUCTION OF A CHILDREN'S CENTRE WITH ADDITIONAL PARKING SPACES AT BIRCHFIELD COMMUNITY PRIMARY SCHOOL, BIRCHFIELD ROAD, YEOVIL, SOMERSET, BA21 5RL (GRID REF: 356857 – 117383) REFERENCE:(09/02008/R3C)**

To consider the above application (design and access statement attached at page 13-14)

	<b>Application No</b>	<b>Proposal</b>	<b>Address</b>
1	<b>09/01157/FUL</b>	Conversion of existing offices/WC and communal lounge/kitchen to form a one bedroom flat (GR 355279/115828)	Swift Lodge 34 West Hendford Yeovil
2	<b>09/01705/FUL</b>	Alterations to dwelling to form rooms in the roofspace (GR 354720/117326)	154 Ilchester Road Yeovil Somerset

**PLANNING MEETING**  
**MONDAY 8 JUNE 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

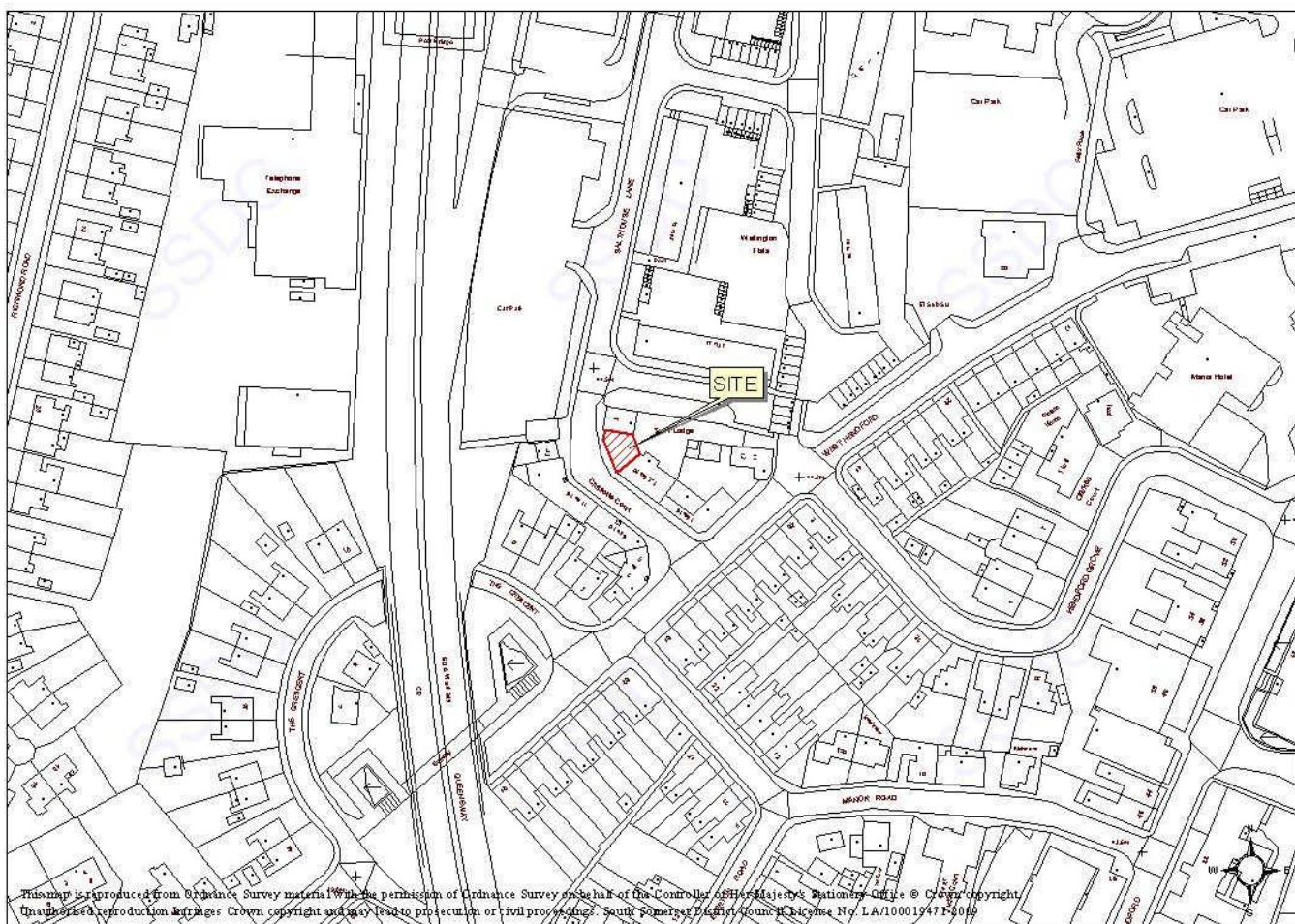
## LEVEL 3 APPLICATIONS

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: 09/01157/FUL

<b>Site Address:</b>	Swift Lodge 34 West Hendford Yeovil
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	Conversion of existing offices/WC and communal lounge/kitchen to form a one bedroom flat (GR 355279/115828)
<b>Recommending Case Officer:</b>	Helen Ferdinand
<b>Target date :</b>	16th June 2009
<b>Applicant :</b>	Mrs E Daniels
<b>Type :</b>	Minor Dwellings 1-9 site less than 1ha

## SITE DESCRIPTION AND PROPOSAL



A modern three storey block of 10 flats built in 1999. The property is owned and managed by Knightstone Housing Association for supported housing for young people with mental health problems.

Planning permission is sought to convert the existing office accommodation on the ground floor for use as an additional one-bedroom flat.

### **HISTORY**

98/00706/FUL: Residential development with parking - approved may 1998

### **POLICY**

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

Relevant Development Plan Documents

Regional Spatial Strategy:

Policy VIS 1

Policy VIS 2

Somerset and Exmoor National Park Joint Structure Plan

STR 1: Sustainable Development

South Somerset Local Plan (Adopted April 2006)

Policy ST5: General Principles of Development

Policy ST6: Quality of Development

### **CONSULTATIONS**

Yeovil Town Council (8 June 2009):

County Highways: no observations

District Engineer: No comment

### **REPRESENTATIONS**

None received.

### **CONSIDERATIONS**

The subject land lies well within the defined 'development area' of Yeovil and therefore the principle of development is accepted. No external alterations are proposed as part of this application, and the current access and parking arrangements will remain unaltered; there are six designated spaces on the site and there have been no more than three residents at any time in recent years with a vehicle.

The additional accommodation will allow Knightstone Housing Association to expand its supported housing service in Yeovil and help meet the aims and objectives of Somerset Supporting People.

### **RECOMMENDATION**

The views of the Town Council are invited.

## **2. Officer Report On Planning Application: 09/01705/FUL**

<b>Site Address:</b>	154 Ilchester Road Yeovil Somerset
<b>Ward :</b>	Yeovil (West)
<b>Proposal :</b>	Alterations to dwelling to form rooms in the roofspace (GR 354720/117326)
<b>Recommending Case Officer:</b>	Sam Fox
<b>Target date :</b>	9th July 2009
<b>Applicant :</b>	Mr J Bowditch
<b>Type :</b>	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



The property is a detached bungalow to the north of Ilchester Road within the development area of Yeovil. It is of block and render construction with white UPVC windows under a tiled roof. The property currently benefits from a fair sized rear garden with a detached garage to the rear, two lean to extensions and a conservatory to the rear and ample off road parking to the front. The surrounding properties are bungalows of similar age and style.

The proposal is for alterations to the dwelling to form rooms in the roofspace.

### HISTORY

09/00802/COL - Application for a Certificate of Lawfulness for the proposed alterations to dwelling to form rooms in the roofspace. Application 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,

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**

SCC Highways - No observations

**REPRESENTATIONS**

Six neighbours were notified, no comments received to date. Consultation period ends 10 June 2009.

**CONSIDERATIONS**

In this case the main considerations are;  
Impact on form, character and setting of the area.  
Impact on residential amenity.

**RECOMMENDATION**

The observations of the Town Council are invited

## PLANNING DECISIONS

07/02579/FUL The siting of a sculpture to the front of the Womens Hospital at Yeovil Womens Hospital Higher Kingston Yeovil Somerset BA20 1EE. Applicant: Yeovil District Hospital NHS Foundation Trust

**APPROVED** subject to conditions

09/00008/FUL Demolition of existing bungalow, day centre and commercial/industrial buildings and the erection of 14 houses and commercial/industrial buildings and alterations to 2 highway accesses at 103 – 107 Highfield Road Yeovil Somerset BA21 4RJ. Applicant: Senyah Ltd

**WITHDRAWN**

09/00227/ADV The display of a non-illuminated projecting sign (revised application) at Princes Street Dental Practice 45 Princes Street Yeovil Somerset BA20 1EG. Applicant: Mr M Hampson

**APPROVED** subject to conditions

09/00228/LBC The display of a non-illuminated projecting sign (revised application) at Princes Street Dental Practice 45 Princes Street Yeovil Somerset BA20 1EG. Applicant: Mr M Hampson

**APPROVED** subject to conditions

09/00337/FUL Change of use of former family centre to a house for multiple occupancy at 64 Chelston Avenue Yeovil Somerset BA21 4PU. Applicant: Mr Adrian Mead

**APPROVED** subject to conditions

09/00457/FUL The erection of an open sided pergola at Old Barn Club Old Barn Way Yeovil Somerset BA20 2NX. Applicant: Mr T Lacey

**APPROVED** subject to conditions

09/00524/FUL The erection of a two storey rear extension to dwellinghouse at 74 Marsh Lane Yeovil Somerset BA21 3BY. Applicant: Mr C Holley

**APPROVED** subject to conditions

09/00583/FUL The erection of a single storey extension to dwelling at 46 Kenmore Drive Yeovil Somerset BA21 4BQ. Applicant: Mr Peter Curwen

**APPROVED** subject to conditions

09/00881/ADV The display of an internally illuminated fascia sign, a non-illuminated fascia sign and an internally illuminated projecting sign at 49 Middle Street Yeovil Somerset BA20 1LG. Applicant: Mr C Bradley

**APPROVED** subject to conditions

09/00882/FUL The installation of new entrance doors at 49 Middle Street Yeovil Somerset BA20 1LG. Applicant: Mr C Bradley

**APPROVED** subject to conditions

09/00904/FUL The erection of a replacement garden shed to be used as a dog grooming parlour at 59 Grass Royal Yeovil Somerset BA21 4JS. Applicant: Mrs T Rees

**APPROVED** subject to conditions

09/00938/R3D Continued temporary use of land as a car park at Former Box Factory South Street Yeovil Somerset BA20 1NZ. Applicant: South Somerset District Council

**APPROVED** subject to conditions

09/00971/COU Proposed change of use of property from Hostel to Guest House at 218 Sherborne Road Yeovil Somerset BA21 4HL. Applicant: Mr John Howchin

**APPROVED** subject to conditions

09/01050/R3D The erection of two play towers at Yew Tree Park Play Area Lysander Road Yeovil Somerset. Applicant: Mr S Barnes

**APPROVED** subject to conditions

09/01156/FUL The erection of a two storey side extension to dwellinghouse at 3 Three Corner Mead Yeovil Somerset BA21 3RR. Applicant: Mr T G Pullin

**APPROVED** subject to conditions

09/01182/FUL Demolition of garage, shed and garden store, alterations to dwellinghouse to form rooms in the roof space, the erection of two single storey extensions and garden room at 12 Dorchester Road Yeovil Somerset BA20 2RN. Applicant: Mr and Mrs T Browning

**APPROVED** subject to conditions

09/01201/FUL The erection of a single storey rear extension to dwellinghouse and formation of vehicular access and hardstanding at 80 St Michaels Avenue Yeovil Somerset BA21 4LG. Applicant: Mr J Bowen

**APPROVED** subject to conditions

09/01274/FUL Alterations to include glazed curtain walling, wind lobby and new doors, and changes to trolley bays at Tesco Store Huish Yeovil Somerset BA20 1DL. Applicant: Tesco Stores Ltd

**APPROVED** subject to conditions

09/01283/FUL Alterations and the erection of a two storey rear extension and conversion of dwellinghouse to form two flats at 3 Hillside Terrace Yeovil Somerset BA21 4HR. Applicant: Mr T Foote

**WITHDRAWN**

09/01309/FUL The erection of a single storey rear extension at 50 Marsh Lane Yeovil Somerset BA21 3BX. Applicant: Mr & Mrs Paul Rood

**APPROVED** subject to conditions

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

09/00068/COL Application for certificate of lawfulness for alterations to dwellinghouse to include the formation of rooms in roof space and provision of dormer windows at 4 Penn Hill Park Yeovil Somerset BA20 1SE. Applicant: Mr & Mrs N Cummins

**APPROVED**

09/00989/COL Applications for certificate of lawfulness for proposed alterations to dwelling at 137 Monks Dale Yeovil Somerset BA21 3JE. Applicant: Mrs H Edgington

**APPROVED**

09/01366/COL Application for certificate of lawfulness for the erection of 2 No blocks comprising 24 No apartments and 2 No class B1 offices pursuant to planning permission 06/02121/FUL at 16 Goldcroft Yeovil Somerset BA21 4DQ. Applicant: CWMP

**APPROVED**

## DESIGN AND ACCESS STATEMENT

Proposal to provide a Children's Centre on the site of Birchfield Primary School, Birchfield Road, Yeovil. Somerset. BA21 5RL.

Birchfield Children's Centre is in the course of development by Somerset County Council on part of the site of Birchfield Community Primary School in Yeovil. Somerset County Council will manage the Children's Centre and it will enable the County Council to deliver childcare, Early Years Education and family support to children from this disadvantaged community. There is a statutory duty placed upon Local Authorities by the Childcare Act 2006, to deliver integrated services for children aged 0 – school age, and their families. In Somerset, the strategic delivery mechanism is via Children's Centres. Key to this is delivery to families who have not traditionally accessed such services, seeing the Authority as a barrier. It is essential to successful delivery of the Authority's strategic targets that the buildings are easily accessible; have an appearance that is physically welcoming; and are capable of delivering a range of services.

Birchfield Primary School has been identified as a location for a building providing professional services, through outreach, to children and families in the area; on-site delivery of multi-agency family support and child & family health services; and also housing a small office for the centre manager.

Both the location and orientation of the building has been considered carefully, and this is reflected in the current design which sees a separate access from the main pupil entrance into the school, but a shared access with the pre-school currently on site from the existing main school car park. As part of the proposal we are establishing if it will be possible to provide additional car parking spaces in the existing car park. The proposed building is 'L' shaped with the maximum dimensions being 14800mm by 12290mm. The total internal area of the building is 143.5 square metres.

It is considered that the proposed Children's Centre should be adjacent to the existing Pre-School which could encourage interaction between the two activities.

Access to the proposed Children's Centre will conform to Part M of the Building Control requirements using paths, ramps and railings. The ramps and platforms to be constructed using 125mm thick concrete slab with fine brushed finish to create a non-slip surface with 150mm wide steel trowelled smooth margins on 500 gauge polythene membrane to retain fines on well consolidated hardcore laid in 150mm layers. Platform to be cast separately from ramp gradient. Platforms to have colour pigment throughout thickness of concrete. Gradient to be natural concrete colour. Railings to be 40mm dia powder coated steel in contrast colour to platform and ramp. Railings to be 950mm high above ramp and platform surfaces with bottom, middle and top rails. Ramps and platforms to be 1500mm wide. Gradient of ramp to be 1 in 15 with maximum length between platforms of 5000mm. Platform length to be 1500mm.

Toilets for the disabled have been incorporated within the design of the center.

The proposed Centre has been designed with a pitched roof using interlocking concrete tiles with a pitch of 22%. The outer skin of the external wall will be brickwork to match the existing school.

With the proposed Centre cutting into the existing ground level on the south of the building by approximately 700mm plus the roof pitch being as low as practical, it is considered that the profile of the proposal will be unobtrusive as practical to the surrounding area.

The nearest elevation of the Centre to the residential properties is in the region of twenty metres distance where the south boundary to the school is close-boarded fenced 1800mm high above ground level.

The proposed siting of the Centre does not encroach onto the existing playing fields to the school, With the proposed center on site there is adequate area to accommodate two 60x40 metre football pitches for the school use, therefore there is no loss in area to the playing fields or sports pitches. The car parking area will need to be extended to accommodate a parking space for a disabled member of staff and/or member of the public, plus two extra car parking spaces to accommodate the necessary car parking facilities for the centre. Three trees will need to be removed to facilitate the above, but the removed trees could be replaced and sited as agreed with the Planning Authority, Head Teacher and Governors.

The site of the proposals does not fall within Flood Zones 2 and 3, so there is no need for a full flood Risk Assessment. The rainwater from the proposed Centre will be directed to a new soakaway via gutters, rwp's, gullies and under ground drainage. The above soakaway will be designed to accommodate the results from the percolation test results. The surface to the play area will be grass as existing; therefore there will not be a water run-off problem, as rainwater will percolate naturally.

There is no designated site on or adjacent to the proposed development, therefore there is no Biodiversity problem to consider.

From Pre-application consultation it is anticipated that the Planning Authorities will support the proposed application.

Bill Foote  
South West One.  
Somerset County Council.  
County Hall.  
Taunton.  
Somerset.  
TA1 4DY