



# Yeovil Town Council

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## Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 1 March 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

23 February 2010

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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 15 February 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 13)

5. **PLANNING DECISIONS** (Page 14)

6. **CORRESPONDENCE**

	<b>Application No</b>	<b>Proposal</b>	<b>Address</b>
1	10/00491/FUL	The provision of new safety handrails to perimeter of existing flat roofs.( GR 355505/116348)	Yeovil District Hospital Higher Kingston Yeovil
2	10/00512/FUL	Alterations and the erection of a two storey side extension including integral garage (Revised application) (GR 354704/114829)	24 West Coker Road Yeovil Somerset
3	09/04939/FUL	Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space (GR 356557/117425)	Land At Northbrook Road Yeovil Somerset

**PLANNING MEETING**  
**MONDAY 1 MARCH 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

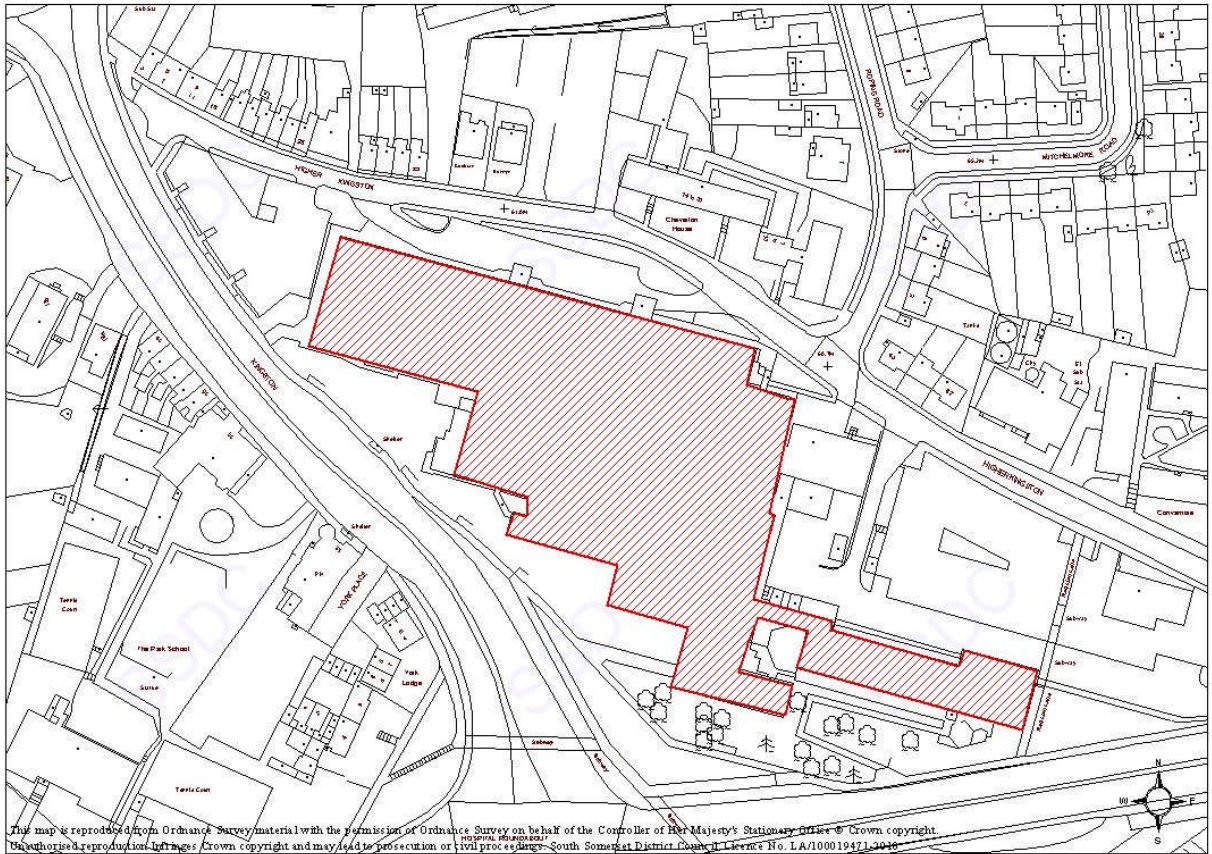
## LEVEL 3 APPLICATIONS

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: 10/00491/FUL

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The provision of new safety handrails to perimeter of existing flat roofs.( GR 355505/116348)
Recommending Case Officer:	Andrew Collins
Target date :	30th March 2010
Applicant :	Mr R Steel ( Director Of EFM )
Type :	Minor Other less than 1,000 sq.m or 1ha

## SITE DESCRIPTION AND PROPOSAL



The property is located within the development area of Yeovil.

Planning permission is sought to erect railings around the flat roofs of the hospital for safety reasons during maintenance. The lower level areas of roof are to be bounded with 100mm by 50mm rectangular section steel painted dark green. The remainder of the handrails are to be tubular steel finished with a natural galvanised finish.

### HISTORY

Numerous history from 1950's to 2009. None of particular relevance to this application.

### POLICY

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

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 E - High Quality Design  
Development Policy G - Sustainable Construction  
Development Policy H - Reusing Land

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000)  
STR1 (Sustainable Development)  
STR4 (Development in Towns)

South Somerset Local Plan (April 2006)  
ST3 (Development Areas)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

South Somerset Sustainable Community Strategy  
Goal 7 (Distinctiveness)  
Goal 8 (Quality Development)  
Goal 11 (Environment)

#### CONSULTATIONS

Area Engineer - "No comment"  
Somerset County Council - Highways - "No observations"  
Yeovil Town Council -

#### REPRESENTATIONS

None received to date.

#### CONSIDERATIONS

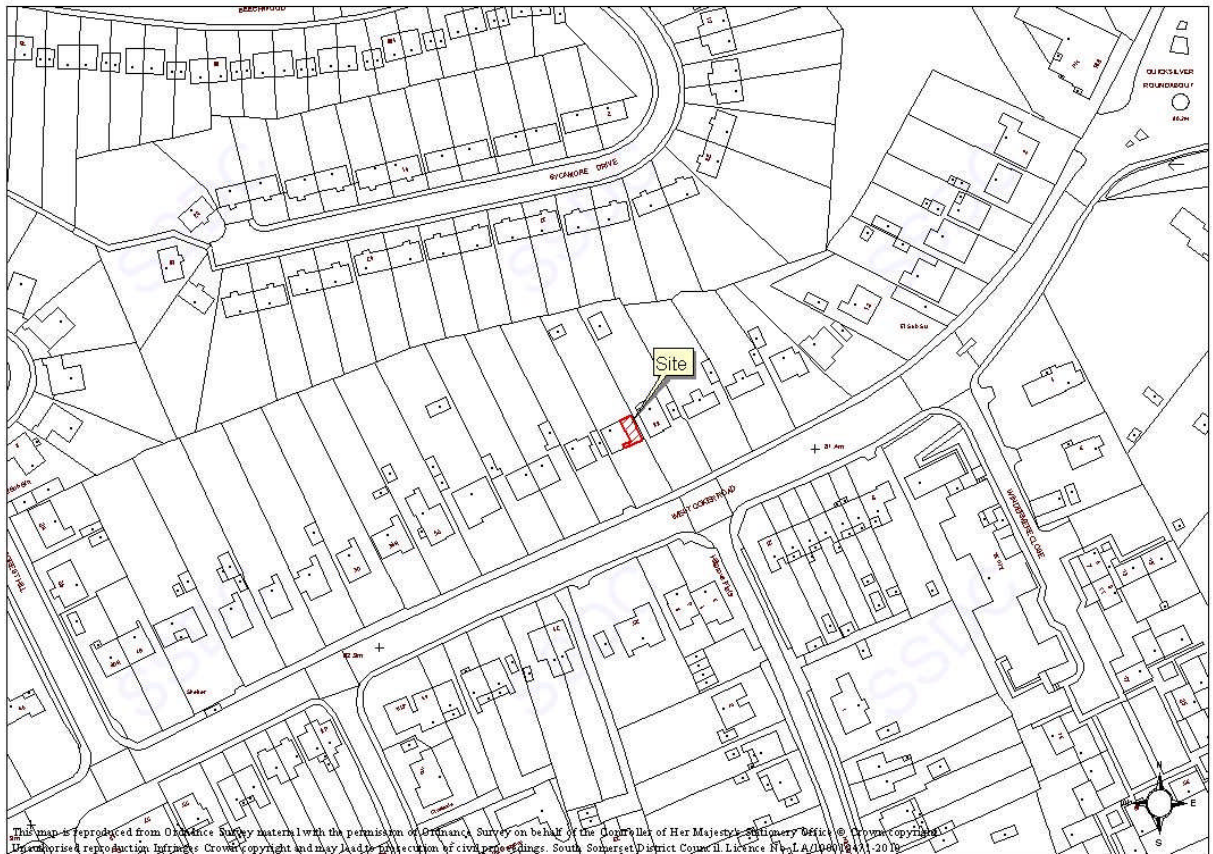
Visual impact of railings

The comments of Yeovil Town Council are invited.

## **2. Officer Report On Planning Application: 10/00512/FUL**

Site Address:	24 West Coker Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey side extension including integral garage (Revised application) (GR 354704/114829)
Recommending Case Officer:	Diana Watts
Target date :	31st March 2010
Applicant :	Mr Lee Hartlebury
Type :	Other Householder - not a Change of Use

#### SITE DESCRIPTION AND PROPOSAL



This is a detached red brick house constructed in the 1950s fronting West Coker Road within the Development Area of Yeovil.

This application follows the withdrawal of application 09/04919/FUL for a similar scheme and proposes to erect a two storey side extension to provide an additional two bedrooms and shower room on the first floor with a utility room and garage on the ground floor. The existing lean-to, garage and outbuilding would be removed. Matching materials would be used.

This latest application seeks to address previous concerns raised by the Planning Officer by incorporating a wall on the side boundary adjoining the passageway to create an enclosed corridor, and the windows on this side elevation would be high level and obscured.

A Design and Access Statement has been submitted which explains :

- the existing roof is unsuitable for a loft conversion
- a passageway would still be incorporated to give access to the rear of the property running alongside the extension and this would be formed by a cantilever of the construction of the building over the passageway to the site boundary
- there would be an extension to the front to line up with the front of the lounge and the small area between the extension and the original lounge would be made into a porch
- would be inkeeping with the building on the adjacent plot which has a similar extension
- driveway to be reinstated as existing and drainage runs would all connect back into the existing system, discharging into the mains in West Coker Road
- ground area of extension would not be greater than the area of existing buildings, although there would be greater area at first floor

## HISTORY

House approved in 1951 - 14259/1

Two storey extension - withdrawn on 15 January 2010 (09/04919/FUL)

## 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 the decision must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise,

### Relevant Development Plan Documents

Regional Spatial Strategy

VIS 1 : Expressing the Vision

VIS 2 : Principles for Future Development

SS1 Regional Spatial Strategy

EN4 Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

STR4 (Development in Towns)

Policy 48 (Access and Parking)

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - General Principles for Development

TP7 - Residential parking

## CONSULTATIONS

County Highway Authority - comments awaited

Technical - surface water disposal via soakaways

South West Water - the development is located within a sewered area with foul and surface water sewers. There is no indication of how surface water would be discharged. It will be necessary, if required, for the developer to agree points of connection.

## REPRESENTATIONS

Neighbouring properties have been notified. No representations had been received at the time of writing this report.

## CONSIDERATIONS

Residential amenity of occupants of nearby properties in terms of, for example, possible loss of light, overlooking and overbearing impact

Potential parking issues

Visual impact on the street scene and whether or not the proposal would be visually inkeeping with the existing house

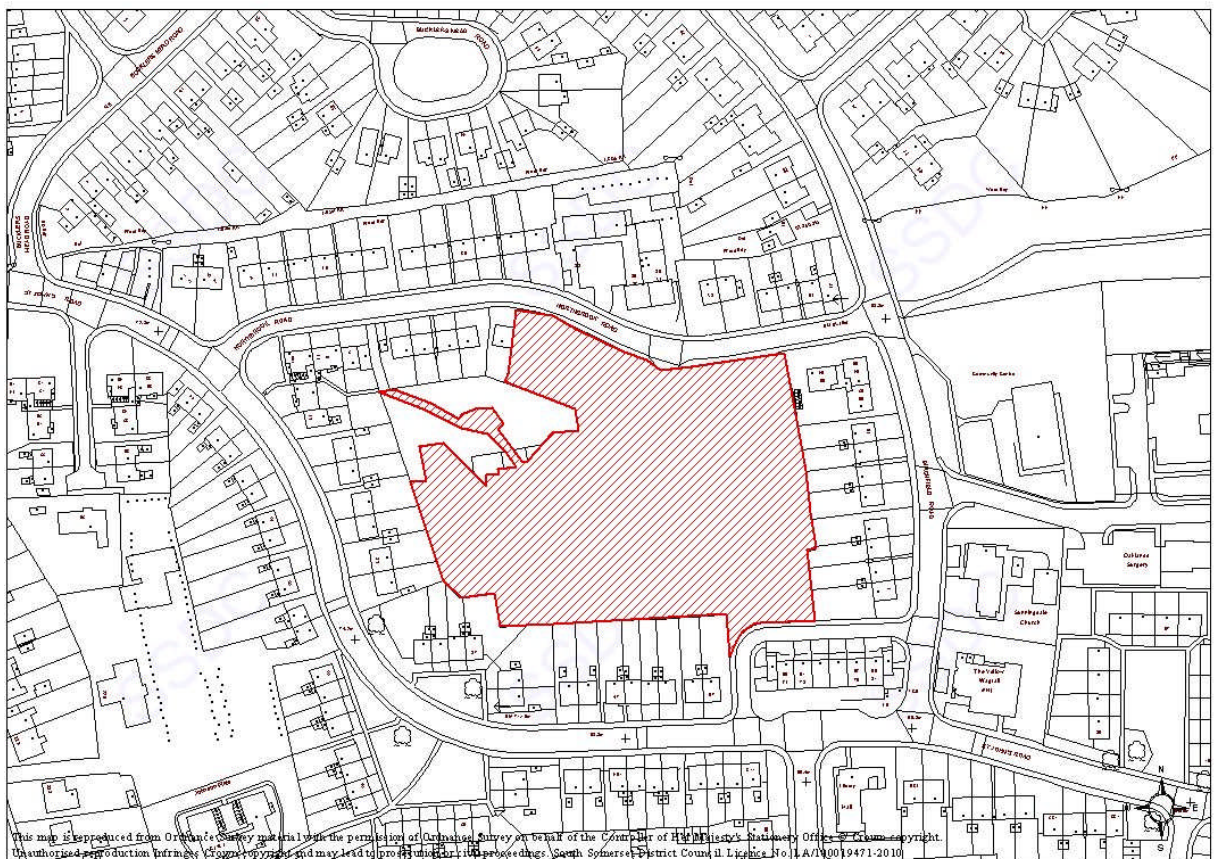
## RECOMMENDATION

The views of the Town Council are invited

### **3. Officer Report On Planning Application: 09/04939/FUL**

Site Address:	Land At Northbrook Road Yeovil Somerset
Ward :	Yeovil
Proposal :	Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space (GR 356557/117425)
Recommending Case Officer:	Adrian Noon
Target date :	9th March 2010
Applicant :	Yarlington Housing Group
Type :	Minor Other less than 1,000 sq.m or 1ha

#### **SITE DESCRIPTION AND PROPOSAL**



This 0.95 hectare site comprises 16-82 Northbrook Road, mostly within a cul-de-sac on the southside of Northbrook Road, to the north of St John's Road. It is within Yeovil's designated development limits and currently comprises PRC 34 properties fronting onto the road and their gardens, a small court of 9 garages and part of an area of public open space (POS) to the rear of properties at the junction of St John's road and Northbrook Road.

The site is largely level and is surrounded by traditionally designed 2 storey brick, with a 3-storey block to the south east. There are no significant trees on site, existing planting being within the domestic gardens.

It is proposed to demolish all existing structures and redevelopment the site to provide 38 units, at a density of 54 per hectare, as follows:-

- 5 one bedroom flats
- 6 two bedroom flats
- 12 two bedroom houses
- 28 three bedroom houses
- 3 four bedroom houses
- 1 five bedroom house
- associated parking and turning areas (96 spaces, ave. 1.75 spaces per dwelling plus visitor spaces) and gardens
- improvements within the POS, including a LEAP.
- A foot path route would be provided from the northwest corner to the southeast corner of the site.

The new development would predominantly be arranged around a new cul-de-sac largely following the alignment of the existing road. New dwellings would front onto the area of POS and a wide landscaped area would be created along the footpath to the south east corner of the site.

The application has been amended (18/01/10) to address errors in the initial submission. It is supported by Design & Access Statement and Planning Statement (incorporating a Statement of Community Involvement).

#### RELEVANT HISTORY

None relevant

#### POLICY

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

For the purposes of determining current applications the local planning authority accords significant weight to the emerging Regional Spatial Strategy for the South West (RSS10) due to it highly advanced state. The view is therefore taken that the relevant development plan comprises the Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008), the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

Regional Spatial Strategy (Proposed Changes June 2008)

Development Policy A - Identifies Yeovil as a Strategically Significant Town

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

H1 - Affordable Housing  
H2 - Housing Densities

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

STR1 - Sustainable Development  
STR2 - Towns  
STR4 - Development in Towns  
Policy 33 - Provision for Housing  
Policy 35 - Affordable Housing  
Policy 37 - Facilities for Sport and Recreation within Settlements  
Policy 39 - Transport and Development  
*Policy 40 - Town Strategies*  
Policy 42 - Walking  
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 - The Quality of Development  
ST7 - Public Space  
ST9 - Crime Prevention  
ST10 - Planning Obligations  
EU4 – Drainage  
EP6 – Construction Management  
TP1 - New Development and Pedestrian Movement  
TP3 – Cycle Parking  
TP4 - Road Design  
TP7 – Residential Car Parking Standards  
HG1 – Provision of New Housing Development  
HG4 – Density  
HG6 – Affordable Housing Targets  
HG7 – Affordable Housing Thresholds  
CR2 - Provision for Outdoor Playing Space and Amenity Space in New Development  
CR3 – Off-site provision  
CR4 - Amenity Open Space

National Guidance  
PPS1 – Sustainable Development  
PPS3 – Housing  
PPG13 – Transport  
PPG17 – Planning for open space, sport and recreation  
PPS25 – Flooding

South Somerset Sustainable Community Strategy  
Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities  
Goal 8 - High Quality Homes  
Goal 9 - A Balanced housing Market

Other material considerations – None

## CONSULTATIONS

Highway Authority – comments awaited

Wessex Water – No objection subject to technical agreement.

Open Space Officer – No objection, however it is suggested that an area outside plot 42 be incorporated into its cartilage.

Leisure Policy Co-ordinator – recommends a contribution of £4,936.64 per additional dwelling be sought towards the provision of play and youth facilities, playing pitches, sports facilities and strategic community facilities to meet the demands arising from the occupiers of the additional 21 houses. It is suggested that the equipped play area be provided offsite at Birchfield Park.

*Climate Change Officer – Objects to lack of details regarding the use of renewable energy*

*Area Engineer – Requires details of surface water attenuation.*

*Tree Officer – no objection, although notes lack of specific detail on landscaping drawing. Conditions are recommended.*

*Police Architectural Liaison Officer – No comments received.*

*Somerset Waste Partnership – No comments received.*

## REPRESENTATIONS.

None

## CONSIDERATIONS

It is considered that the proposal to replace the existing poor quality houses is welcome in principle. The increase in numbers would help towards delivering the additional houses need to meet the targets set out in policy HG1 and would comply with the Council's policy HG4 to make the best use of land. Accordingly the application falls to be determined on the merits of its detail, the key issues being:-

- Impact on the character and appearance of the area
- Any impact on residential amenity
- Provision of enhanced public open space on site
- Highway safety and parking provision
- Provision of additional affordable housing

The comments of the Town Council are invited.

## PLANNING DECISIONS

09/04664/FUL The carrying out of a loft conversion to existing garage roof to form study 17 Grove Avenue Yeovil Somerset BA20 2BD. Applicant Mr David Hicks

**APPROVED** subject to conditions.

09/04713/ADV The display of a non illuminated projecting sign and an externally illuminated fascia sign at 18 Princes Street Yeovil Somerset BA20 1EW. Applicant Mr Ben Williams.

**REFUSED**

09/04868/FUL The erection of a replacement single storey rear extension to dwellinghouse at 39 Preston Grove Yeovil Somerset BA20 2BG. Applicant Mr and Mrs A W Pilton.

**APPROVED** subject to conditions.

09/04888/FUL The conversion of dwelling into 2 No Flats with the erection of a first floor extension at 6 Hill View Yeovil Somerset BA21 4HW. Applicant Mr Carter.

**APPROVED** subject to conditions.

### Note:

#### Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.