



# Yeovil Town Council

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## Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 15 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

9 March 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 1 March 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 17)

5. **PLANNING DECISIONS** (Page18)

6. **CORRESPONDENCE**

7. **FINANCIAL STATEMENT – PERIOD ENDING 31 JANUARY 2010**

To consider the Financial Statement for the period 1 December 2009 to 31 January 2010 (attached at pages 19 to 24).

|   | <b>Application No</b> | <b>Proposal</b>  | <b>Address</b>   |
|---|-----------------------|--|--|
| 1 | 09/04621/FUL          | The Old Stable Somerset Place Yeovil   | Alterations, refurbishment and conversion from printers workshop (Use Class B2) to residential dwelling (Use Class C3). (GR 355307/115376) |
| 2 | 10/00504/FUL          | The erection of a new dwelling and the formation of associated parking spaces (GR 356586/117198) | 20 Greenhill Road Yeovil Somerset  |
| 3 | 10/00602/FUL          | The erection of a single storey rear extension to dwelling and a workshop (GR 354656/)           | 131 Westland Road Yeovil Somerset  |
| 4 | 10/00680/FUL          | Alterations to shop front. (GR 355516/115949)  | 10 Hendford Yeovil Somerset  |
| 5 | 10/00819/FUL          | The erection of a conservatory (GR: 354050/116596)   | 2 Abbey Road Yeovil Somerset   |

**PLANNING MEETING**  
**MONDAY 15 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**

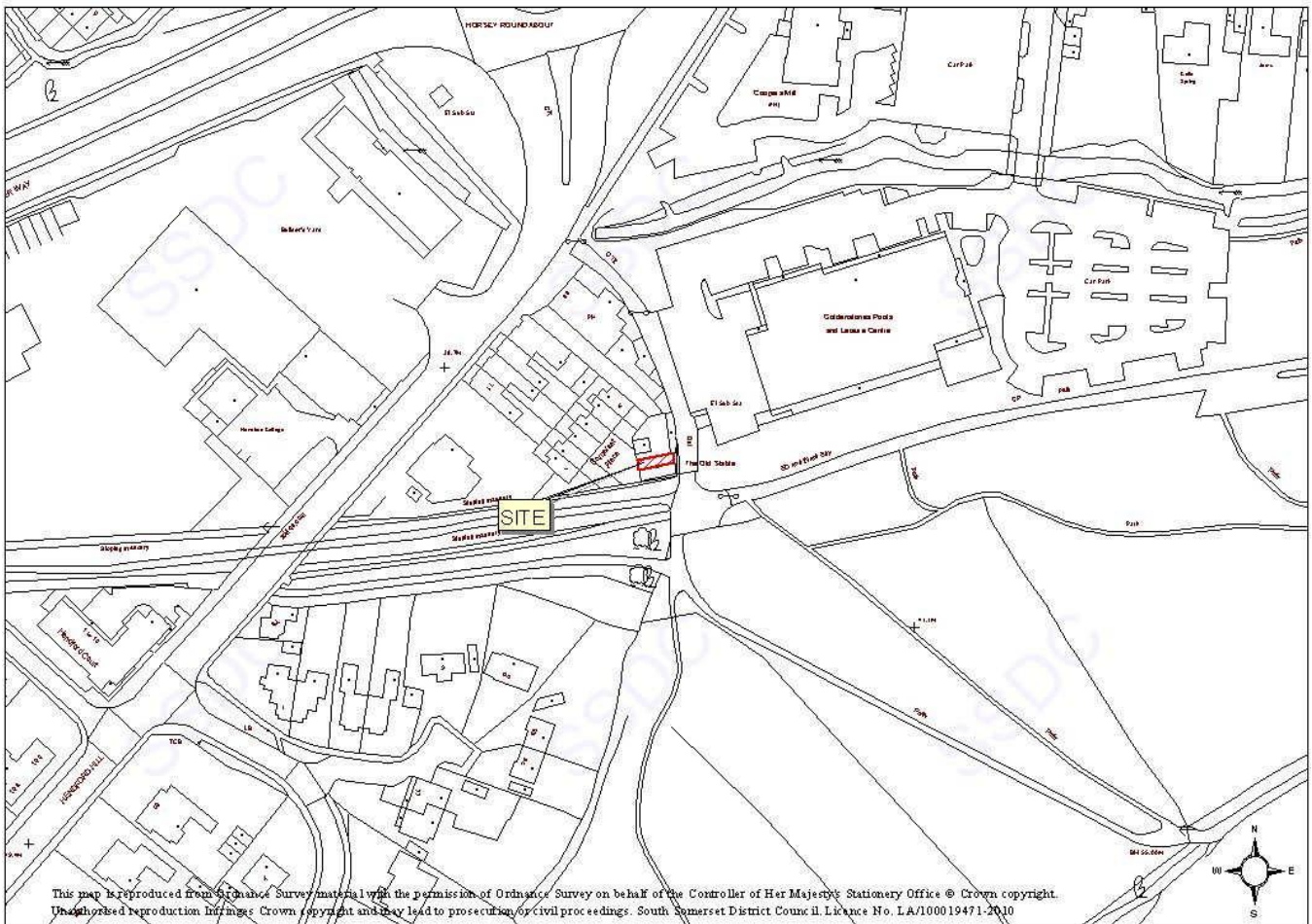
## **LEVEL 3 APPLICATIONS**

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: 09/04621/FUL

|                            |  |
|----------------------------|--|
| Site Address:              | The Old Stable Somerset Place Yeovil   |
| Ward :                     | Yeovil (South)   |
| Proposal :                 | Alterations, refurbishment and conversion from printers workshop (Use Class B2) to residential dwelling (Use Class C3). (GR 355307/115376) |
| Recommending Case Officer: | Helen Ferdinand  |
| Target date :              | 8th April 2010   |
| Applicant :                | Mr Alan Whetham  |
| Type :                     | Minor Dwellings 1-9 site less than 1ha   |

### SITE DESCRIPTION AND PROPOSAL



The subject building was originally built as the stables for The Railway Hotel, but has been used in recent years as a sign writer's workshop and previously as a builder's yard. The building is of some architectural merit built in local red brick with a traditional double roman tiled roof. The building is located at the end of Somerset Place to rear of the hotel and a row of terraced houses, and adjacent to Nine Springs Country Park. It

is accessed off Hendford Hill along a narrow driveway adjacent the hotel. The application site encompasses a small area of land to the front for parking and turning.

Planning permission is sought for the refurbishment of the building for use as a dwelling. Little external alteration is proposed: the glazing of an upper timber door, and the insertion of roof lights and two small high level windows on the rear elevation facing the Country Park. A living area and kitchen are proposed at first floor level, and two bedrooms and a bathroom at ground floor level.

## **HISTORY**

771026: CoU builders yard to a signwriters workshop & store - approved Sept. 1977

821985: continued use as a sign writers workshop & store - approved Dec 1982

880273: continued use as a sign writers workshop & store - approved March 1988

## **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 its highly advanced state. The view is therefore taken that the relevant development plan documents comprise the 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 (adopted April 2000), and the saved policies of 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 2006 - 2026:

Development Policy A - Identifies Yeovil as a Strategically Significant Town

Development Policy D - Required Infrastructure for Development

Development Policy E - High Quality Design

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

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

ME6 – Retention of Employment Land and Premises

TP7 - Car Parking

National Guidance

Statements on Government planning policy and associated guidance can provide material considerations in the determination of a development proposal. This can be particularly relevant where the adopted development plan document pre-dates the

most up to date Government policy. In this case the following policy documents are relevant:

PPS1 - Delivering Sustainable Communities (2005) and the accompanying policy document "The Planning System - General Principles."

PPS3 - Housing

South Somerset Sustainable Community Strategy

Goal 8 - Quality Development

Goal 9 - Homes

Other Relevant Documents:

None

### **CONSULTATIONS**

Yeovil TC (15 March 2010):

County Highways: I do not consider that a change of use from B2 to residential would result in any detrimental effect on the existing highway network.

The area in front of the building to be used for parking and turning is less than the standard usually applied by the Highway Authority. However this areas distance from the adopted public highway at Hendford Hill, and the fact it has been used for this purpose previously I do not consider in this particular case there would be any further detriment impact on highway safety. Taking these points into consideration it may be considered unreasonable to raise a highway objection given the existing use of the site.

In the event that the Local Planning Authority are minded to grant consent, it should be ensured that parking and turning is conditioned to ensure it is maintained in perpetuity and not used for further amenity space.

District Engineer: no comment

Rights of Way Officer: no response to date

County Archaeologist: no response to date

Ecologist: no response to date

Economic Development Officer: no response to date

### **REPRESENTATIONS**

Neighbours have been notified and a site notice displayed. To date, one letter of objection has been received: two windows overlook rear garden resulting in loss of privacy.

### **CONSIDERATIONS**

The site falls within the defined 'development area' of Yeovil, and therefore the principle of development is accepted. The material planning issue to consider are:

- the impact of the development on the character and appearance of the area
- loss of employment premises
- the potential impact on residential amenity
- highway safety

## RECOMMENDATION

The views of the Town Council area invited.

## 2. Officer Report On Planning Application: 10/00504/FUL

|                            |  |
|----------------------------|--|
| Site Address:              | 20 Greenhill Road Yeovil Somerset  |
| Ward :                     | Yeovil (East)  |
| Proposal :                 | The erection of a new dwelling and the formation of associated parking spaces (GR 356586/117198) |
| Recommending Case Officer: | Helen Ferdinand  |
| Target date :              | 30th March 2010  |
| Applicant :                | Mr John Ford   |
| Type :                     | Minor Dwellings 1-9 site less than 1ha   |

## SITE DESCRIPTION AND PROPOSAL



The application site comprises the garden of 20 Greenhill Road, Yeovil which is an end terrace two-storey residential property sited at the corner of Greenhill Road and Welland Road.

Full planning permission is sought for the erection of an attached dwelling following the grant of outline planning permission in January 2008.

## **HISTORY**

07/05573/OUT: Erection of dwelling adjoining 20 Greenhill Road - approved January 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.

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 its highly advanced state. The view is therefore taken that the relevant development plan documents comprise the 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 (adopted April 2000), and the saved policies of 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 D - Required Infrastructure for Development

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

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

TR1 - Demand Management and Public Transport in the SSCTs

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

TP7 - Car Parking

National Guidance

Statements on Government planning policy and associated guidance can provide material considerations in the determination of a development proposal. This can be

particularly relevant where the adopted development plan document pre-dates the most up to date Government policy. In this case the following policy documents are relevant:

PPS1 - Delivering Sustainable Communities (2005) and the accompanying policy document "The Planning System - General Principles."  
PPS3 - Housing

South Somerset Sustainable Community Strategy  
Goal 8 - Quality Development  
Goal 9 - Homes

Other Relevant Documents:  
None

### **CONSULTATIONS**

Yeovil TC (15 March 2010):

County Highways: I have no objection in principle to the erection of a dwelling in this location. It should be ensured that adequate onsite parking is provided but not to the detriment of the existing dwelling. Therefore I would recommend that 2 spaces are retained for the existing dwelling and 2 are created for the proposed dwelling. The proposal would derive access onto an unclassified highway and whilst onsite turning is desirable I would not insist upon it in this location.

As the planning officer is no doubt aware this site was the subject of an earlier application, 07/03104/OUT to which the Highway Authority raised concern regarding the layout of the parking area to serve the proposed development.

In addition there is a large hedge on the site boundary and this will need to be lowered or removed as it encroaches onto the adjoining footway, (narrowing the footway and by approximately 12"), in addition to restricting visibility for vehicles emerging from the existing drive and the junction of Greenhill Road and Welland Road. Irrespective of when works is starting on the dwelling, the encroachment/obstruction on the existing footway needs to be sorted immediately.

The latest application addresses these concerns and I would not wish to raise a highway objection to the proposal.

District Engineer: no comment

### **REPRESENTATIONS**

Neighbours have been notified and a site notice displayed. No comments have been received.

### **CONSIDERATIONS**

The subject land comprises part of the garden of 20 Greenhill Road and falls within the defined 'development area' of Yeovil, and is the subject of an extant outline permission for an attached dwelling. Therefore, the principle of the proposed development is accepted.

The material planning issues identified are:

- The impact on the character and appearance of the area - the proposed dwelling is the same size in footprint and height as the adjoining dwelling, and the fenestration on the front elevation reflects that of the existing terrace.
- The potential impact on residential amenity - the proposed dwelling will be attached to the end of the existing terrace of houses and two small gardens to serve the existing and proposed dwellings will be created.
- Highway safety - the existing garage is to be demolished, and 2 parking spaces for both the existing and proposed dwellings are proposed.

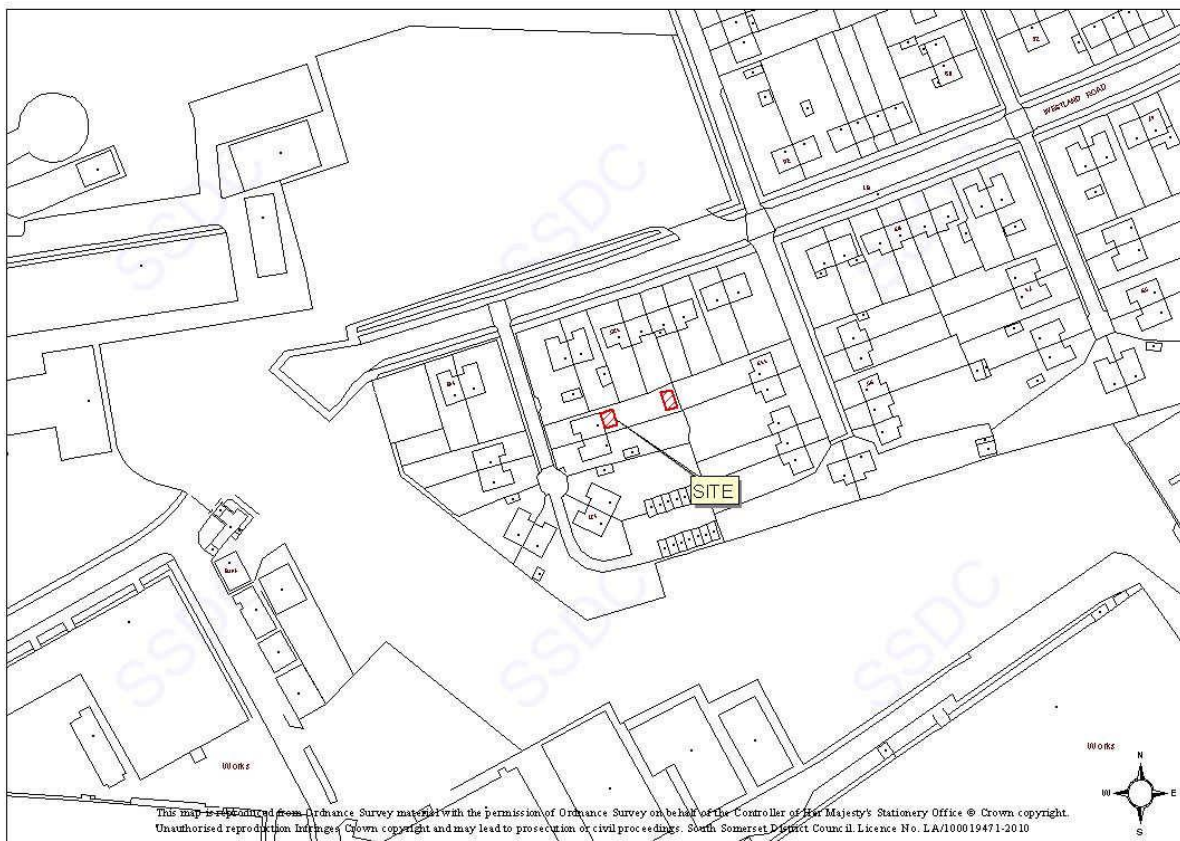
### RECOMMENDATION

The views of the Town Council area invited.

### 3. Officer Report On Planning Application: 10/00602/FUL

|                            |  |
|----------------------------|--|
| Site Address:              | 131 Westland Road Yeovil Somerset  |
| Ward :                     | Yeovil (South)   |
| Proposal :                 | The erection of a single storey rear extension to dwelling and a workshop (GR 354656/) |
| Recommending Case Officer: | Sam Fox  |
| Target date :              | 5th April 2010   |
| Applicant :                | Miss V Judd  |
| Type :                     | Other Householder - not a Change of Use  |

### SITE DESCRIPTION AND PROPOSAL



The property is a two storey semi-detached house located near the end of Westland Road within the development area of Yeovil. The property is of red brick construction with white UPVC windows under a tiled roof. The surrounding properties are two storey semi-detached houses of similar age and design.

This is a revised application to that already approved on 09/03285/FUL for the erection of a single storey rear extension and a workshop. The only change to the previous application is the appearance of the front west elevation of the workshop.

### **HISTORY**

09/03285/FUL - The erection of a single storey rear extension to dwelling and the erection of a single story brick workshop to replace existing shed. Application permitted with conditions.

### **POLICY**

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

Regional Spatial Strategy

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - The Built Environment

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

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

### **CONSULTATIONS**

SSDC Technical Services - Surface water

SCC Highways - No observations

Health and Safety Executive - No objections

Environmental Protection - Awaiting comments

### **REPRESENTATIONS**

Eight neighbours have been notified, no letters of representation have been received.

### **CONSIDERATIONS**

In this case the main considerations are:

Impact on form, character and setting of the area

Impact on residential amenity

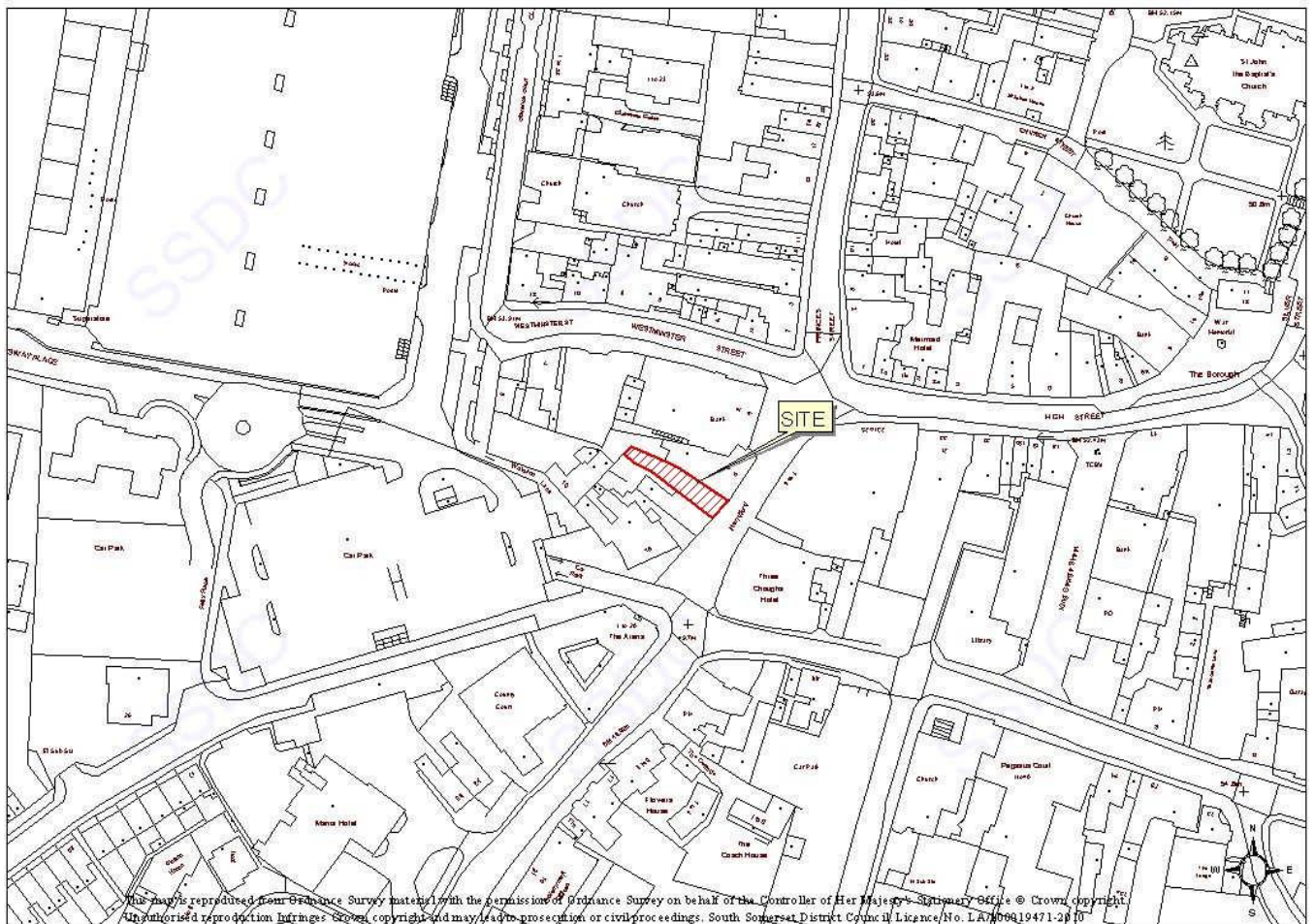
### **RECOMMENDATION**

The observations of the Town Council are invited.

#### **4. Officer Report On Planning Application: 10/00680/FUL**

|                            |   |
|----------------------------|---|
| Site Address:              | 10 Hendford Yeovil Somerset                   |
| Ward :                     | Yeovil (Central)                              |
| Proposal :                 | Alterations to shop front. (GR 355516/115949) |
| Recommending Case Officer: | Jane Green                                    |
| Target date :              | 9th April 2010                                |
| Applicant :                | Mr F Monson                                   |
| Type :                     | Minor Other less than 1,000 sq.m or 1ha       |

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



10 Hendford is a commercial premises forming part of a terrace close to the junction where Hendford meets Westminster Street, Princes Street and the High Street. Currently operating, as a hairdresser the premises are located within the defined Yeovil Town Shopping Centre and Conservation area. There are listed buildings opposite and elsewhere in the vicinity.

The proposal seeks alterations to the shopfront, which sees the provision of a separate access door to serve the first floor accommodation, which is used, as ancillary space to the Hair Salon and also modification of the existing glazing.

## **HISTORY**

08/03185/ADV - The display of a non-illuminated projecting sign - Application permitted with conditions October 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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 (Expressing the Vision)

VIS2 (Principles for Future Development)

EN3 (The Historic Environment)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

Policy 9 (The Built Historic Environment)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

EH1 (Conservations Areas)

EH5 (Development Proposals Affecting the Setting of Listed Buildings)

MC7 (Design in Town Centres)

## **CONSULTATIONS**

SCC Archaeology - Awaiting comments

SSDC Conservation Officer - Awaiting comments

SSDC Engineers - Awaiting comments

## **REPRESENTATIONS**

2 neighbours notified, site notice erected and advert placed in the local press

## **CONSIDERATIONS**

The main considerations here are:

Has the design proper regard to the proposal's relationship to its surroundings and develops and enhances the local character - in particular whether the proposal respects the nearby listed buildings and the conservation area in which it lies

## **RECOMMENDATION**

The views of the Town Council are invited

## **5. Officer Report On Planning Application: 10/00819/FUL**

|                            |  |
|----------------------------|--|
| Site Address:              | 2 Abbey Road Yeovil Somerset                       |
| Ward :                     | Yeovil (West)                                      |
| Proposal :                 | The erection of a conservatory (GR: 354050/116596) |
| Recommending Case Officer: | Jane Green   |
| Target date :              | 19th April 2010                                    |
| Applicant :                | Mr R Holbrow                                       |
| Type :                     | Other Householder - not a Change of Use            |

### **SITE DESCRIPTION AND PROPOSAL**



2 Abbey Road is a two storey end of terrace dwellinghouse built of brick under a concrete tiled roof. The property is located in a residential area within the development limits of Yeovil. This property backs onto and is side on to other residential properties and their curtilages.

The proposal seeks permission for a single storey extension to the rear of the dwelling comprising of a conservatory and shower room. The proposal involves extending the height of the existing wall between the application site and the adjoining neighbour by 1.1 metres. The dimensions of the extension will measure 4.8 metres in depth and at its widest 2.58 metres. The proposed materials will be brick to match the existing property with the roof of the extension obscure glazed.

## **HISTORY**

62600/A/3 - Erection of 29 dwellinghouses, 33 old persons and 2 warden's bungalows and layout of estate, comprising stage 3 of development - Approved May 1966

62600/A - Outline: Redevelopment of prefabricated estate by erection of 197 dwellings and 133 private garages - Conditionally approved March 1963

62600 - Outline: Redevelopment of the prefabricated housing estate by the erection of 194 dwellings and 140 private garages - Conditionally approved August 1962

## **POLICY**

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

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 (Expressing the Vision)

VIS2 (Principles for Future Development)

EN4 (Quality in the Built Environment)

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

## **CONSULTATIONS**

SSDC Technical - Awaiting comments

SCC Highways - Awaiting comments

## **REPRESENTATIONS**

7 neighbours notified, no representations received to date

## **CONSIDERATIONS**

The main considerations here are:

- The residential amenity of occupants of the adjacent properties
- The impact the extension may have on the form and character of the existing dwellinghouse
- Whether the proposed obscure glazing is appropriate for the roof of a shower room, which will be overlooked by the adjoining neighbour's first floor window

## **RECOMMENDATION**

The comments from the Town Council are invited

## PLANNING DECISIONS

09/04751/FUL Alterations and the erection of single storey extension to rear of dwelling house at 15 Cypress Drive Yeovil Somerset BA20 2PX. Applicant Mr Wilfred Greenslade.

**APPROVED** subject to conditions

09/04837/FUL Alterations and the erection of a single storey rear extension to dwellinghouse at 6 Hillgrove Avenue Yeovil Somerset BA20 2LP. Applicant Mr I Cameron.

**APPROVED** subject to conditions.

10/00025/FUL The erection of a single storey side extension to dwellinghouse at The Old Coach House 1A Rustywell Hendford Hill Yeovil Somerset. Applicant Mr J Parker.

**APPROVED** subject to conditions.

10/00091/CON The erection of replacement railings and gates at 53 The Park Yeovil Somerset BA20 1DF. Applicant Mr R Saunders.

**WITHDRAWN**

10/00253/TPO Application to carry out tree surgery works to an Oak tree known as T1 in the South Somerset District Council at 159A West Coker Road Yeovil Somerset BA20 2HE. Applicant Mr Paul Farrar.

**APPROVED** subject to conditions