



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 11 October 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

05 October 2010

Please contact Sally Freemantle 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 meeting held on 27 September 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 30)

5. **REPORT TABLE** (Page 31)

6. **PLANNING DECISIONS** (Page 32)

7. **CORRESPONDENCE**

	Application No	Proposal	Address
1	10/03385/COU	Change of use of ground floor office block from office and retail space to retail space including snack bar/café (GR 357120/116203)	Pittard PLC Sherborne Road Yeovil
2	10/03459/FUL	Application for a new planning permission for alterations, extension and conversion to form 18 No. residential apartments to replace extant permission 07/02203/FUL to extend the time limit for implementation (GR 355655/115881)	The Greyhound 8 South Street Yeovil
3	09/03676/FUL	The erection of 24 flats (Revised Application)(GR 356052/116297)	5 Dampier Street Yeovil Somerset
4	10/03686/FUL	Conversion of existing dwelling to 2 No. flats (GR 355287/115776)	61 West Hendford Yeovil Somerset
5	10/03688/FUL	The erection of a detached garage (GR 354940/116991)	5 Southway Close Yeovil Somerset
6	10/03694/FUL	The erection of a conservatory to rear of dwelling and rear fence relocated (Part Retrospective) (GR 353316/116378)	24 Long Mead Brympton Yeovil
7	10/03832/FUL	The erection of a front entrance porch (Part retrospective)(GR 355902/117210)	96 Chelston Avenue Yeovil Somerset
8	10/03892/FUL	The erection of a new dwelling with associated parking (Revised Application) (GR 354358/115082)	Land Adj 42 Forest Hill Yeovil
9	10/03987/FUL	The erection of a new site office to serve caravan park (Resubmission) (GR 354899/115223)	Rustywell Park Ltd 25A Rustywell Park Yeovil

PLANNING MEETING
MONDAY 11 OCTOBER 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**

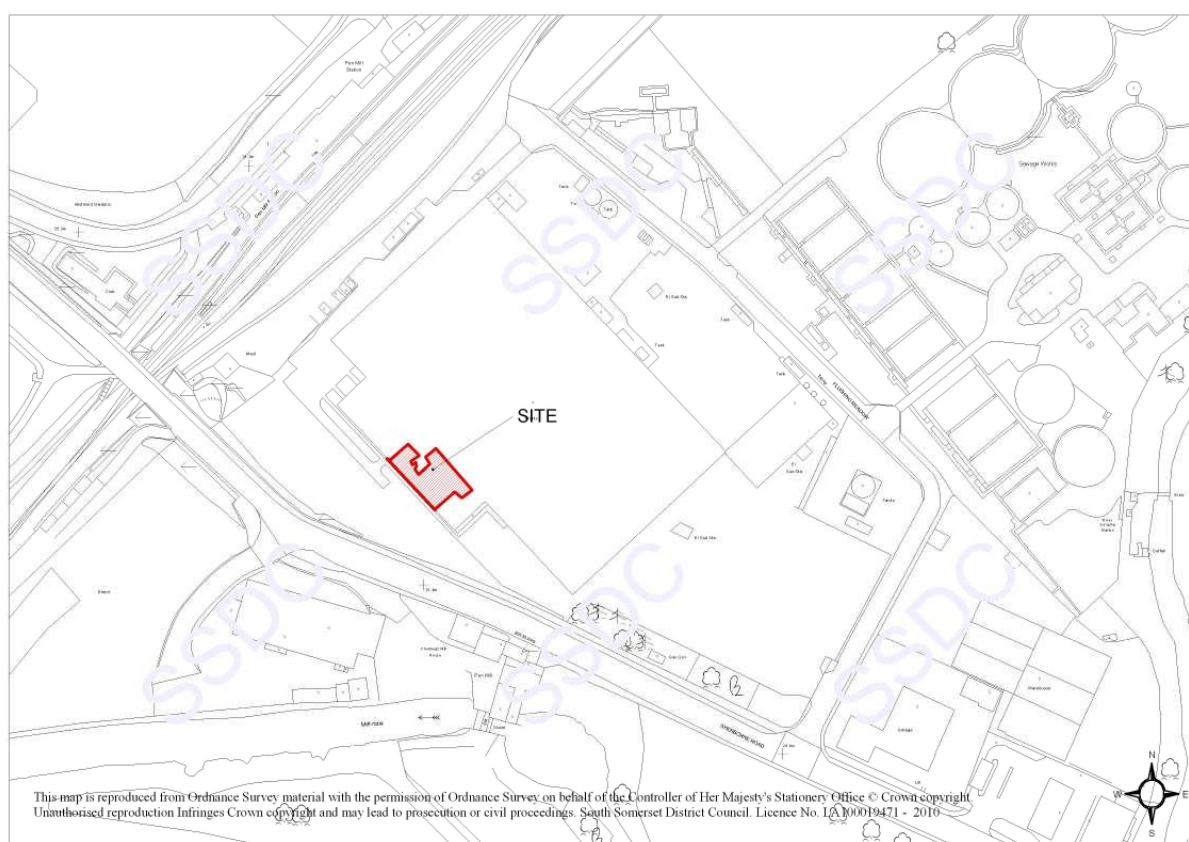
LEVEL 3 APPLICATIONS

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: 10/03385/COU

Site Address:	Pittard PLC Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Change of use of ground floor office block from office and retail space to retail space including snack bar/cafe (GR 357120/116203)
Recommending Case Officer:	Alex Skidmore
Target date :	22nd October 2010
Applicant :	Mrs J Williams
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



This application is seeking to enlarge the existing factory shop at Pittards and to create a café / snack bar for customer use in an area of the building currently given over to office use.

The site is an existing leather factory located in the east of Yeovil within development limits. The existing factory shop, which has a floor area of 111 square metres, was granted permission under application 08/00403/FUL and was subject to a condition restricting the amount of retail floor space being used to sell associated products (i.e. products that are not manufactured by Pittards). The current proposal seeks to

increase the overall retail floor area to approximately 300 square metres with the café / snack bar taking up a further 50 square metres. The new retail space / café will extend into existing office space on the ground floor which would appear to be under utilised and does not include any external alterations or extensions to this building. The area given over to industrial uses will remain unchanged and amounts to 11,272 square metres. The opening hours of the shop are proposed to be 09.30-16.30 Monday to Saturday and 10.00-16.00 Sunday and Bank Holidays. There is an existing customer car park by the entrance to the shop.

HISTORY

08/00403/FUL: Alterations to convert reception area to retail sales area and reception, the installation of access ramp and railings. Permitted 2008.

07/05066/FUL: Alterations and conversion of existing redundant garaging to retail sale shop sale of company and associated products and provision of associated car parking spaces from existing spaces provided on site. Permitted 2007.

07/05065/ADV: Display 1 internally illuminated shop sign. Permitted 2007.

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 2006:

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (1991-2011):

STR1 - Sustainable Development

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Areas

TP6 - Non-Residential Parking Provision

MC2 / MC3 - Location of Shopping Development

National Guidance:

PPS1 - Delivering Sustainable Development

PPS4 - Economic Growth

CONSULTATIONS

Technical Services: No comment

County Highways: No observations

Health and Safety Executive (Hazardous Installations Directorate): No objections

Environmental Protection Unit: No comments received at the time of writing this report

REPRESENTATIONS

Five neighbours were notified of this application and a site notice was erected. No written representations had been received at the time of writing this report.

CONSIDERATIONS

The application site is located outside the town centre cordon and is on the site of the existing Pittards factory which produces a variety of leather goods. Under Policies MC2/MC3 new shopping facilities located outside town centres should be resisted unless it can be demonstrated that the proposal would not adversely affect the vitality and viability of the town centre. The existing on-site shop was permitted under application 08/00403/FUL as a factory shop on the basis that it was ancillary to the factory both in its size and nature of the goods sold. A condition was imposed to ensure that no more than 20 square metres of the retail floor area would be used to sell associated products (i.e. products not manufactured by Pittards):

Bearing this in mind the key considerations in the determination of this application are considered to be:

- Will a retail unit of this scale and nature detract from the economic vitality and viability of Yeovil town centre.
- Can the scale of the proposed retail space be described as being ancillary to the factory / industrial uses carried out on site, both in scale and nature of goods sold, and as such be accepted as a factory shop.
- Is it appropriate to impose a planning condition to restrict the range and type of goods sold to ensure that the shop remains ancillary to the factory and does not affect the vitality and viability of the town centre (in accordance with Policy MC3).
- Is the scale and nature of the proposed use compatible with existing surrounding uses.
- The proposal does not involve any external alterations to the building and as such should not affect visual amenity.

RECOMMENDATION

The observations of the Town Council are invited.

2. Officer Report On Planning Application: 10/03459/FUL

Site Address:	The Greyhound 8 South Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission for alterations, extension and conversion to form 18 No. residential apartments to replace extant permission 07/02203/FUL to extend the time limit for implementation (GR 355655/115881)
Recommending Case Officer:	
Target date :	15th November 2010
Applicant :	Mr Christopher Price
Type :	Major Dwlg 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



The site is located on the north side of South Street, 20m east of the intersection with King George Street. The Greyhound pub building is a well-known landmark, within the Yeovil Conservation Area. The hamstone façade of the pub building has an archway entrance under the tower to a rear courtyard, which is enclosed by buildings fronting onto Tabernacle Lane, and those to the rear of the Post Office building to the west.

Planning permission was first obtained under reference 03/00907/FUL for the conversion and extension of the pub premises to form 13 flats; later under reference 07/02203/FUL, permission was obtained to convert, alter and extend the building to create 18 one-bedroom apartments

This current application seeks an extension of the time limit imposed on the 07 approval further to recently introduced legislation to allow greater flexibility for planning permissions. In this connection reference needs to be had to the changes brought into force by the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261). The supporting guidance Greater flexibility for planning permissions was published by CLG on 23 November 2009 and states that the change in legislation was brought into force on 1 October 2009. The measures introduced are:

- temporary
- only apply to planning permissions, which were granted on or before 1 October 2009
- allow only one extension to each permission
- create a new planning permission
- must relate to the same proposal

HISTORY

03/00907/FUL - Conversion and extension of premises to form 13 flats - permitted with conditions

07/02203/FUL - Alterations, extension and the conversion to form 18 No. residential apartments (in place of 03/00907/FUL)- 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 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

Policy 9 - The Built Historic Environment

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST9 - Crime Prevention

ST10 - Planning Obligations

TP7 - Car Parking

EH1 - Conservation Areas

EH5 - Setting of Listed Buildings

HG7 - Affordable Housing Provision

MC4 - Town Centre Uses beyond primary shopping frontages

MC7 - New development in Town Centres

MS1 - Protection of local services

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

PPG13 - Transport

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 7 - Distinctiveness
Goal 8 - High Quality Homes
Goal 9 - A Balanced housing Market

Other Relevant Documents:

Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261).
Government Guidance: Greater Flexibility for Planning Permissions.

CONSULTATIONS

Yeovil Town Council: Observations sought (raised no objections in respect of 07/02203/FUL).

SCC Highways Authority: The proposed site is located close to the town centre where there are adequate Services, facilities, public car parks and good public transport links. It is considered that this type of development and its location could give rise to a very sustainable development in terms of transport. Recommend the imposition of the same conditions as applied with 07/02203/FUL (sheltered secure cycle rack facility to be provided, No windows at ground floor level should open onto or over the adjoining footway/highway, the parking area to be properly surfaced and entrance gates to open inwards).

SCC Archaeology: No archaeological implications.

SSDC Technical services: No comments.

SSDC Environmental Protection: Observations awaited. Raised no objections to 07/02203/FUL subject to the imposition of a condition requiring the submission for approval of sound proofing measures.

SSDC Open Spaces Officer: Observations awaited. Advised in respect of 07/02203/FUL that no off-site provision required.

SSDC Senior Play and Youth Facilities Officer: Observations awaited. Advised in respect of 07/02203/FUL that as these are all one-bed flats they are exempt from open space policy CR2.

SSDC Conservation Manager: observations awaited. Raised no objections in respect of 07/02203/FUL.

CONSIDERATIONS

This application seeks to extend the time limit to commence the development allowed under planning permission 07/02203/FUL. The Government advice for the determination of such applications states that Local Planning Authorities (LPA) should take a positive and constructive approach towards applications, which improve the prospect of sustainable development being taken forward quickly. That the development proposed will by definition have been judged to be acceptable in principle at an earlier date and, in making a decision, the LPA should focus their attention on

development plan policies and other material considerations which may have changed significantly since the original grant of permission.

The application site enjoys an important and conspicuous location within Yeovil-s designated Town Centre, and in the determination of application 07/02203/FUL it was acknowledged that a good quality and high standard of design had been achieved together with appropriate access and on site parking and turning provision. A careful layout also ensured a suitable relationship with the existing neighbouring buildings. These circumstances have not changed materially.

However, there has been a significant change in planning circumstances since the approval of 07/02203/FUL in September 2007 inasfaras the threshold for calculating affordable housing has been amended from that set-out in policy HG7 of the Local Plan. In this connection the policy required an element of affordable housing provision in respect of sites of 25 or more proposed dwellings and the 07 application entailed a development below this threshold (18 dwellings). In 2009 and further to the advice contained in PPS3 the threshold was lowered to 15 dwellings (see District Executive Committee 05.11.09). Accordingly an element of affordable housing is now required. In the submissions on this application a robust case has not been made and no evidence has been supplied which demonstrates that the requirement for an element of affordable housing can be set aside or adjusted.

RECOMMENDATION The views of the Town Council are invited.

3. **Officer Report On Planning Application: 09/03676/FUL**

Site Address:	5 Dampier Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of 24 flats (Revised Application)(GR 356052/116297)
Recommending Case Officer:	Helen Ferdinand
Target date :	4th January 2010
Applicant :	Crisplane Ltd
Type :	Major Dwlgs 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



The site lies to the north of Reckleford, at the end of Dampier Street. The site comprises 0.13ha of industrial land which was cleared some time ago, but was formally used as a car workshop. A row of four terraced houses is located along the southern boundary, and more modern (1980s) housing has been built to the north and east of the site with a parking area located immediately to the east and some garages and flats immediately to the north. Industrial uses continue to the west.

Planning permission is sought for the erection of 24 flats in a single 'L' shaped three storey building around a parking courtyard. A Design and Access Statement has been submitted with the application. The building is proposed to be constructed predominantly in brick with stained vertical timber boarding above the entrances, and with a reconstructed slate roof. 17 flats will be one bedroomed, and 7 flats will have two bedrooms. The proposals include parking provision for 15 parking spaces, a bin store, a bike store, and a limited amount of landscaping. Access is along a narrow driveway from Dampier Street. The internal layout has been designed so that the majority of the kitchen/living areas face into the central courtyard, and the majority of bedrooms and bathrooms are facing outwards towards the boundary of the site. The applicant has stated that this residential development is being built for rent rather than for sale.

HISTORY

04/01960/FUL: Demolition of industrial units and the erection of one block of 24 flats - approved October 2004

04/00104/FUL: The erection of two blocks each comprising 12 flats - refused April 2004 on design grounds.

912938: The demolition of industrial buildings and the erection of 21 apartments (renewal of previous permission) - approved October 1992

871357: The demolition of industrial buildings and the erection of 21 apartments - Oct. 1987.

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 2006:

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (1991-2011):

STR1 - Sustainable Development

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

CR2 - Provision of Play and Amenity Space

CR3 - Provision of Off Site Play and Amenity Space

ST5 - General Principles of Development

ST6 - The Quality of Development

ME6 - Retention of Land and Premises

EP5 - Contaminated Land

HG7 - Provision of Affordable Housing

TP7 - Parking Provision in Residential Areas

National Guidance:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPG13 - Transport

South Somerset Sustainable Community Strategy:

Goal 3 - Healthy Environments

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

Yeovil Town Council :

County Highways: This site was the subject of a previous application (04/01960/FUL) to which the highway authority raised no objection subject to estate road conditions being attached to any consent. Consequently as the present application is a redesign of the original scheme, albeit on a slightly larger scale (i.e. one additional unit) with a similar footprint, I consider it would be unreasonable to now raise a highway objection, and would therefore raise no highway objection subject to conditions being imposed.

Environmental Protection Officer: As with the previous application on this site (04/01960/FUL), this office requests that the ground investigation and remediation be conditioned through the planning process.

Climate Change Officer: The evidence of intention to comply with SSDC's renewable energy requirement is acceptable.

Sport, Arts, and Leisure Officer: Contributions have been sought for off site sport, art and leisure.

Strategic Housing Officer: Of the options available, an off site contribution to affordable housing would be preferable and justified on the grounds that we would wish to see 100% private housing in order to address the overall balance in the immediate area.

Landscape Officer: There is no landscape objection to the build proposal. I see little opportunity for meaningful landscape treatment given the extent of the development footprint and hardstanding, with underground services a further constraint. However, looking at the layout plan (drawing 07184-05A) I am content that 3 fastigate trees can be planted as indicated, with groundcover underplanting below the trees. Please condition a landscape proposal to that effect.

Area Engineer: no comment

County Archaeologist: No objections

REPRESENTATIONS

A site notice was displayed (Oct/Nov 2009), neighbours were notified, and an advertisement placed in the Western Gazette. No letters of representation have been received.

CONSIDERATIONS

The application site lies well within the urban area and the defined 'development area' of Yeovil, and therefore the principle of development is accepted. Furthermore, there is a history of planning permissions on the site for the erection of a block of flats although it should be emphasised that the last permission (04/01960/FUL) granted in October 2004 for 24 flats has now lapsed. Nevertheless, many of the issues raised in 2004 are still relevant as most of the policies in the Local Plan have been 'saved', and no new development has taken place on adjoining sites in the intervening years. The consideration of the previous application for the erection of a block of 24 flats included an assessment of the loss of employment land, and on the basis that the site had been advertised for employment use without serious interest, and the site was considered to be suitable for residential use, it was concluded that the loss of employment land was

acceptable in this particular case. Therefore the principle of allowing residential development on the site remains valid and will not be considered further with this current application.

Also, it was accepted under the previous application that a three storey block of flats on the site was acceptable. Again, the context within which this decision was taken has not changed and it is therefore accepted that in general terms this form of development is considered to be satisfactory.

The current scheme, however, is significantly different from the previous scheme and it is these differences that need to be considered further. The previous scheme could not be implemented as it was found that the northern wing of the approved building could not be built in the approved position because of underground high voltage electricity cables, and because the approved drawings did not make provision for inclusive access to normal standards, nor take into account the differing ground levels on and adjacent to the site. The main differences between the approved scheme and that proposed are as follows:

The northern wing has been moved southwards by about 5m to avoid the underground cables

The overall height of the building is about 1m higher than that shown on the previously approved drawings

The previously approved materials were painted render and timber cladding, with a slate effect tiled roof, and the materials currently proposed are brick with some timber cladding, and reconstructed slate roof

The fenestration is significantly different reflecting the changed internal layout.

Bearing in mind the above differences between the schemes, the following issues need to be considered:

- the potential impact of the revised design on the character and appearance of the area
- the potential impact of moving the northern wing and the altered fenestration on residential amenity
- the potential impact of the increased height of the building on the character and appearance of the area and on residential amenity.

Finally, a significant policy change since 2004 has required the provision for affordable housing on sites of 15 dwellings or more. The applicant was therefore requested to provide 35% of affordable houses, together with off-site sport, arts and leisure contributions as the scheme is classified as a major application. The applicant consequently chose to provide an economic appraisal of viability for the scheme which has carefully been considered. On the basis of the figures provided, it is considered that the scheme is unable to deliver any of the planning obligations requested as the site was purchased at a time of higher values and the drop in house values (particularly for flats in Yeovil), together with a change in the threshold for affordable housing, has resulted in the development being borderline viable.

RECOMMENDATION

The observations of the Town Council are invited.

4. Officer Report On Planning Application: 10/03686/FUL

Site Address:	61 West Hendford Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Conversion of existing dwelling to 2 No. flats (GR 355287/115776)
Recommending Case Officer:	Simon Fox
Target date :	11th November 2010
Applicant :	Mrs Celia Wright
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



No. 61 West Hendford is located on the corner of West Hendford and Manor Road. The building is currently a single dwelling house having been converted to such from a shop in the 1970s. The front elevation still indicates this historic use with two doors and a large window.

The dwelling benefits from two off-road parking spaces within an open rear yard, contained behind a roller garage door. A residents parking permit scheme governs the immediate area.

The proposal seeks to convert the dwelling horizontally into two one-bedroom flats. The applicant is suggesting one parking space remains for one flat and the other becomes a shared laundry drying area, separate provision is made for refuse and recycling storage. No external alterations are proposed.

HISTORY

85381: Conversion of No.61 to private dwelling house: Conditionally Approved 16.07.1970

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 'saved' policies of The South Somerset Local Plan.

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

TP7 - Parking Provision in Residential Areas

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, Environmental Protection Unit and Technical Services.

REPRESENTATIONS

A number of local residents have been notified. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The main considerations are:

- Does the proposal primarily comply with policies ST5 and ST6 of the Local Plan?
- Does the proposal impact upon adjoining properties?
- Is adequate parking space provided?

- Is adequate amenity space provided?

RECOMMENDATION

The views of the Yeovil Town Council are invited.

5. **Officer Report On Planning Application: 10/03688/FUL**

Site Address:	5 Southway Close Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a detached garage (GR 354940/116991)
Recommending Case Officer:	Jane Green
Target date :	12th November 2010
Applicant :	Mr David Trigg
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



5 Southway Close is a single storey property constructed of red brick under a plain concrete tiled roof with some hanging tiles on the front elevation of the property. The property occupies a reasonable sized plot with a larger front garden than rear garden. The front garden is currently laid to lawn, bounded by established planting, with a tarmac drive that leads to the current integral garage. There is also a turning area to the lower part of the site enabling a car to reverse on site and leave in a forward gear. The difference in ground levels means the property sits slightly higher than the

entrance to the site and the properties to the south and west. The property is located at the end of the cul-de-sac and is surrounded with residential properties to all sides. The properties in the vicinity are of similar design with little alterations.

This application seeks planning permission for the erection of a detached single garage to be erected towards the south of the site in front of the current access from the cul-de-sac. It will measure 4.5 metres wide, 6 metres in depth and 3.5 metres in height to ridge and materials are proposed to match the existing dwellinghouse. A door and window are proposed on its north elevation facing the application property. Adjacent to the garage is two parking spaces also proposed to be constructed of permeable asphalt. The garage only requires planning permission as it will be sited within 2 metres of the boundary to its rear and be more than 2.5 metres high. The existing integral garage will be converted to living accommodation, which does not require the benefit of planning permission.

HISTORY

No history since the original approval of the close in 1981

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

Technical Services - Surface water disposal via soakaways
SCC Highways - Awaiting comments

REPRESENTATIONS

8 neighbours notified, 1 representation received to date, the main points raised as follows:

Due to its siting and rising ground level the garage will intrude into the field of vision of writer's living room. Outlook will be spoilt affecting the value and saleability of writer's property. The development will set a precedent in the close and loss of light to writer's living room. No objection if sited nearer to property.

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 neighbours?

RECOMMENDATION

The views of the Town Council are invited

6. Officer Report On Planning Application: 10/03694/FUL

Site Address:	24 Long Mead Brympton Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to rear of dwelling and rear fence relocated (Part Retrospective) (GR 353316/116378)
Recommending Case Officer:	Jane Green
Target date :	9th November 2010
Applicant :	Mr Paul Robb
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



24 Long Mead is a modest semi-detached property constructed of red brick under a double roman tiled roof. It occupies a corner plot with the majority of the garden area to the front and side of the dwellinghouse leaving a modest rear garden. The property faces Long Mead but abuts the unclassified road known as Three Corner Mead, which is a cul-de-sac. This part of the estate is made up of mainly semi-detached properties of similar design. Many have been extended in some way. There are residential properties to the North, East, South and West.

The application came before the Town Council on 27 September 2010 when the proposal was the following: The erection of a conservatory to the rear of the dwelling. The proposal will measure 4.1 metres in depth, 3 metres in height and span almost the full width of the rear elevation. It will be a white uPVC structure with uPVC panels at the base with glazing above and a polycarbonate roof. Members recommended approval. Since then, the agent has amended the plans to include the relocation of a rear boundary fence. This development is a retrospective timber fence constructed to a height of a maximum of 1.5 metres high. The reason it requires planning permission is that it is erected adjacent to the highway used by vehicular traffic and more than 1 metre high above ground level.

HISTORY

No history since the house was built in the 1980's

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
Brympton Parish Council (Adjacent Parish) - Awaiting comments

REPRESENTATIONS

1 neighbour notified, no representations received

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 adjoining neighbour?
- Whether the relocated position of the fence creates any issues for highway safety

RECOMMENDATION

The views of the Town Council are invited

7. **Officer Report On Planning Application: 10/03832/FUL**

Site Address:	96 Chelston Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a front entrance porch (Part retrospective)(GR 355902/117210)
Recommending Case Officer:	Jane Green
Target date :	11th November 2010
Applicant :	Mr Neil Laycock
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



96 Chelston Avenue is a semi-detached two-storey property constructed of red brick under a plain concrete tiled roof. The property lies in a modest plot with an almost 7 metre depth front garden laid to hardstanding to enable off road parking for several cars. The property is surrounded by residential properties to the south, west and north with Milford Recreation Ground to the east. The other properties in the vicinity were all once uniform in design but many have seen extensions and alterations over the years. There are a number of porches/front extensions evident in the street.

This application seeks planning permission for the erection of a front extension. It is part constructed and its materials match the existing property. The proposed dimensions are 1.4 metres in depth, 2.85 metres wide and 3.2 metres to the highest point. The development requires planning permission as it is larger than is allowed as a porch under permitted development rights. (The General Permitted Development Order allows up to 3 square metres.)

HISTORY

4026 - Erection of f46 dwellinghouses - Approved June 1949

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

Technical Services - No comment
SCC Highways - Awaiting comments

REPRESENTATIONS

2 neighbours notified, no representations received to date

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 adjoining and adjacent neighbours?

RECOMMENDATION

The views of the Town Council are invited

8. **Officer Report On Planning Application: 10/03892/FUL**

Site Address:	Land Adj 42 Forest Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a new dwelling with associated parking (Revised Application) (GR 354358/115082)
Recommending Case Officer:	Alex Skidmore
Target date :	12th November 2010
Applicant :	Mr Shane Wood
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking planning permission to erect a single storey dwellinghouse within the side garden of 42 Forest Hill. The application is a revised application of planning permission 07/05179/FUL, which permitted a hipped roofed detached bungalow, and seeks to simplify the form of the front roof slope, to move the dwelling very slightly closer to the rear boundary (by approximately 0.2m) and to alter the fenestration detailing of the west, east and south elevations.

42 Forest Hill is an end of terrace single storey dwelling located at the lower (northern) end of Forest Hill and within a development area. The site occupies the side garden belonging to no 42, which is a relatively flat site that is at a similar level with the existing dwelling but slightly raised up to the nearest dwelling at the rear (east). The site is surrounded by residential properties to the east and south with a mix of commercial premises with flats above on the opposite side of Forest Hill and open space to the north. The site is enclosed by relatively low boundary treatment along the west and east boundaries, with a conifer hedge along the roadside boundary, there a number of trees on the amenity land to the north close to this boundary which screens the site from this direction. There are no trees on the application site. There is a single on-site parking space to the front of the dwelling currently serving this property.

HISTORY

07/05179/FUL: Erection of a detached bungalow. Permitted 2007.

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 2006:

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (1991-2011):

STR1 - Sustainable Development

STR4 - Development in Towns

Policy 33 - Provision for Housing

Policy 39 - Transport and Development

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Parking Provision in Residential Areas

National Guidance:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPG13 - Transport

South Somerset Sustainable Community Strategy:

Goal 3 - Healthy Environments

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

Technical Services: No comment

County Highways: No objection subject to conditions.

REPRESENTATIONS

Seven neighbours have been notified of this application and a site notice has been erected. No written representations had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- The site is located within a development boundary as defined by the South Somerset Local Plan where development is acceptable in principle.
- Impact upon the character and appearance of the area.
- Impact upon residential amenity of neighbouring properties.
- Parking provision and the impact the proposal is considered to have upon highway safety.

RECOMMENDATION

The observations of the Town Council are invited.

9. Officer Report On Planning Application: 10/03987/FUL

Site Address:	Rustywell Park Ltd 25A Rustywell Park Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a new site office to serve caravan park (Resubmission) (GR 354899/115223)
Recommending Case Officer:	Jane Green
Target date :	17th November 2010
Applicant :	Rustywell Ltd
Type :	Minor Offices less thn 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located within a static home/caravan park within the development limits of Yeovil. The park adjoins a residential estate, a business park and Lysander Road. The application site is currently vacant having previously housed a site office. It is surrounded by park homes to all sides.

The proposal seeks to erect a new building to house the site office and will be constructed of concrete panels and buff brick under a mushroom coloured steel sheet roof. A door and three windows are proposed in the south west front facing elevation and two windows are proposed in the north west side elevation. These two are proposed to be obscure glazed and fixed shut. The building will sit towards the rear of

the site and includes an existing concrete hardstanding for two cars. The site slopes down from south to north and each park home site is on a stepped plateau.

This application follows an application in 2006, which approved a new site office that was not implemented, and an application for a similar scheme, which was withdrawn last month. The only difference is that scheme saw a mono pitch roof design and this sees a shallow pitched roof design.

HISTORY

10/03504/FUL - The erection of a new site office to serve caravan park - Application withdrawn

06/02638/FUL - The erection of a new site office to serve caravan park - Application permitted with conditions - Application permitted with conditions

04/01057/FUL - Alterations and extensions to site office - Application permitted with conditions - June 2004

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 (Adopted 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)

CONSULTATIONS

SSDC Technical Services - Awaiting comments

SCC Highways - Awaiting comments

REPRESENTATIONS

10 neighbours notified, no representations received to date

CONSIDERATIONS

- The site is located within a development boundary as defined by the South Somerset Local Plan where development is acceptable in principle.
- 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 neighbours?

RECOMMENDATION

The views of the Town Council are invited

PLANNING DECISIONS

07/01941/FUL Proposed loft conversion at 71 St Michael's Avenue, Yeovil, BA21 4LJ. Mr and Mrs I Parsons.

WITHDRAWN

10/03019/ADV Display of two internally illuminated wall mounted signs at 217 Sherborne Road, Yeovil, BA21 5BB. Kia Motors (UK) Ltd.

APPROVAL subject to conditions

10/02891/COU Change of use of premises from Retail (Use Class A1) to Financial and Professional Services (Use Class A2) at 30b Princes Street, Yeovil, BA20 1EQ.

APPROVAL subject to conditions

10/03077/FUL Installation of a replacement shop front at 47 Middle Street, Yeovil, Somerset. Mr Jonathan Kingerlee.

APPROVAL subject to conditions

REPORT TABLE FOR TOWN COUNCIL 11 OCTOBER 2010

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
10/03658/ADV	39-41 Middle St, Yeovil	Display of 1 non illuminated fascia sign with internally illuminated Boots lozenge and 1 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?
10/03630/ADV	18 Princes St, Yeovil	Display of a non-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?
10/03996/ADV	37 Middle Street, Yeovil	Display of 2 internally illuminated fascia signs	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?