



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Phone 01935 382424

Fax 01935 382429

E-mail alan.tawse@yeovil.gov.uk

Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 12 October 2009**

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

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



Alan Tawse

Alan Tawse
Town Clerk

06 October 2009

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 28 September 2009.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

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

4. **PLANS LIST** (Pages 2 to 16)

5. **PLANNING DECISIONS** (Page 17)

6. **CORRESPONDENCE**

	Application No	Proposal	Address
1	09/01971/FUL	The erection of 2 no. 3 bedroom dwellings with associated car parking and flood escape route (GR 354796/115940)	Land Rear Of 15 Preston Grove Yeovil
2	09/03545/FUL	Alterations and the extension of a single storey rear extension and extension to, and pitched roof over, existing garage (GR: 357196/116673)	84 Lyde Road Yeovil Somerset
3	09/03801/FUL	The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 46 flats and 56 houses (GR: 355764/117108)	Land At St Georges Avenue Yeovil

PLANNING MEETING
MONDAY 12 OCTOBER 2009

PLANS LIST

The schedule of planning applications is attached.

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

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

BACKGROUND PAPERS

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

HUMAN RIGHTS ACT 1998 ISSUES

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

1. Articles 8: Right to respect for private and family life
 - i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.
 - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

3. The First Protocol

Article 1: Protection of property

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

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

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

LEVEL 1 APPLICATIONS

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

1. Dwellings

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

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

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

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

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

1. Householder

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

2. Adverts

3. Listed Building Consents (Alterations)

4. Listed Building Consents (Demolitions)

5. Conservation Area Consents

6. Demolition of unlisted buildings in Con. Areas

7. Others This category includes all decisions relating to:

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

LEVEL 2 APPLICATIONS

1. Dwellings

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

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

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

6. Change of Use

LEVEL 3 APPLICATIONS

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

1 Officer Report On Planning Application: 09/01971/FUL

Site Address:	Land Rear Of 15 Preston Grove Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of 2 no. 3 bedroom dwellings with associated car parking and flood escape route (GR 354796/115940)
Recommending Case Officer:	Helen Ferdinand
Target date :	16th July 2009
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site comprises the rear garden of 15 Preston Grove and a piece of land currently unused which was originally part of the rear garden of 17 Preston Grove. The site extends southwards to the Dodham Brook where there is heavy vegetation on the bank side. Whilst the land to the east remains as rear gardens, the land to the west has recently been developed for residential development.

Planning permission is sought for the erection of two semi-detached 3 bedroom dwellings with 4 parking spaces. The two dwellings are positioned across the end of the access road with the gardens to the side of each dwelling. A Flood Risk Assessment has been submitted in support of the application.

Two additional consultations have been carried out on amended plans following negotiations with the agents. The finished floor level of the new houses are now proposed to be 40.75m AOD, and the garden to plot 37 has been reduced to enable the provision of a flood flow route.

HISTORY

08/02768/FUL: 4 dwellings - withdrawn

07/03834/FUL: 9 dwellings - approved February 2008

07/03346/FUL: Residential development comprising one dwelling - withdrawn

07/02517/FUL: 9 dwellings - refused July 2007

07/00625/FUL: 5 dwellings - approved March 2007
06/03867/FUL: one dwelling - approved May 2007
06/02433/FUL: Residential development comprising of a terrace of 3 no. houses (re-submission) - Approved 29/09/06
06/01942/FUL: Residential development comprising one 4 bedroom detached house and a terrace of three 2 bedroom houses - Application withdrawn
05/02603/FUL: erection of 6 dwellings - approved February 2006
03/03676/FUL: The erection of 14 dwelling houses and 2 apartments together with associated highways and parking - Approved 06/01/04 (Land to rear of 29 Preston Grove)
01/02868/FUL: The erection of two bungalows on plots 12 & 13 - Refused 12/12/01
01/00207/FUL: The erection of 7 dwellinghouses and 4 No. 1 bedroom apartments - Approved 26/03/01
00/02520/REM: Erection of 9 houses - Approved December 2000
97/02450/OUT: Use of land for 9 houses - Approved February 1998.

POLICY

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

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

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

Policy STR1 - Sustainable Development

Policy 49 - Transport Requirements of New Development

Policy 60 - Floodplain Protection

South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EU5 - Flooding

Policy TP7 - Residential Parking Provision

Policy EP1 - Pollution and Noise

Planning Policy Statement 25: Development and Flood Risk

CONSULTATIONS

Yeovil Town Council: The initial plans were referred to the Council on 6 July 2009 and recommended refusal on the grounds of overdevelopment and potential flood risk. The views of the Council on the revised proposals are now sought.

County Highways: A number of detailed points were initially raised by the Highway Authority which were subsequently addressed to their satisfaction. Recommend a number of conditions, and particularly one to ensure that no work shall commence until the highway improvement works have been fully implemented in accordance with the approved Section 278 Agreement as per planning permission 06/02433/FUL.

Environment Agency: In response to the initial consultation no objection was raised subject to conditions and informatives being included in any planning permission granted. The application is supported by a satisfactory Flood Risk Assessment (FRA) which establishes the flood levels for the Flood Zones. Under Planning Policy Statement 25 (PPS25), Development and Flood Risk, applications in flood risk areas need to apply the Sequential Approach, or Test. In accordance with PPS25 Sequential Approach the applicant has demonstrated that the more vulnerable built elements (residential units) will be located in flood zone 1 (low risk). Some of the parking area encroaches in to the flood zone 2, however, we can confirm that FRA demonstrates that the flood depths within the parking area are in accordance with PPS25 Practice Guide. However, you may consider that appropriate signage is necessary to warn occupants of the risk via an appropriately worded condition.

The EA have also been consulted on the revised proposals and their response is awaited.

District Engineer:

Further to a meeting with the agents the District Engineer has commented:

That flood levels in the parking area fronting the crescent were actually in the order of 40.250m AOD rather than my previous estimate. Based on this and allowing a freeboard of 500mm I have agreed that a floor level for the proposed dwellings of 40.750m AOD will be acceptable (my previous recommendation was 41.000m and the recommendation from Halcrow's/EA was 40.220m). This level of 40.750m is, coincidentally, the same as the adjacent properties in Preston Court but will be approximately 850mm above existing level at the rear of the adjacent pavement - this differential will need to be dealt with by use of steps.

The need to provide a route for flood water to escape from this area was also discussed and it was agreed that such a route would be provided via the forecourt of the proposed parking spaces and across an additional paved area towards the watercourse. The level of this flood route would be below existing road level (approx 39.90m) and the additional paved area beyond the parking forecourt would be part of the amenity open space. We would need to ensure that there are no obstacles across this flood route.

I did express some concern that the proposed parking spaces might well be at risk of occasional inundation. On the basis that flood water would theoretically be flowing across the forecourt area at a depth of, say, 100mm, if the parking spaces are set slightly above the flood route/forecourt area this could well be tolerable to the owners.

Bearing in mind the sensitivity of the area to flooding I am keen to ensure that the need for regular maintenance and inspection of the watercourse throughout the Dodham Crescent development is accepted by someone. This is currently the responsibility of the riparian owners, Messrs Brookvale on one side and Messrs Augusta Westland on the other (although AW don't seem to acknowledge this). The agent suggested that this role could be taken on by a management company and I think we should have this as a planning condition. [Further clarification of this matter is expected in a statement from the agent which will be reported orally].

I would also confirm that the issue of loss of potential flood plain is not a concern here, the amount lost, if any, is minuscule relative to the catchment.

Environmental Protection Unit: No comment.

REPRESENTATIONS

Neighbours have been notified, and a site notice displayed. 10 letters of objection have been received from 6 nearby dwellings. 3 letters of objection have been from people living outside the area (Bournemouth, Wales and Surrey). No further letters of objection have been received to date following the further rounds of consultation. In summary the issues raised are as follows:

- Risk of flooding. Concerns regarding the inaccuracies of flooding predictions. Existing residents recall flooding last year and consider the proposed dwellings will flood, and that the additional hard surfacing will result in increased flooding elsewhere. Inappropriate re-categorisation of flood zones. Flood warning sign proposed by EA unsuitable. Problems obtaining insurance.
- Loss of trees on the site, and the lack of any proposed planting.
- Visually dominant.
- Loss of privacy. Windows of new houses will look directly into windows of existing dwellings. Existing and proposed bedroom windows very close.
- Loss of light due to proximity of new houses.
- Inadequate parking provision causing access problems.
- Additional traffic causing congestion and problems with emergency services.
- Dodham Crescent / Preston Grove junction dangerous.
- Lack of play space
- Area is full - adequate housing sites elsewhere. Area already overcrowded.
- Wild life is running out of space to go.

CONSIDERATIONS

The Town Council has previously recommended refusal of this proposal (see above), but the proposals have been significantly amended to allow for a flood escape route, and to raise the finished floor level of the new houses to 40.75m AOD. The detailed and material planning issues which need to be considered:

- the impact of the proposal on the character and appearance of the area (including the siting of the dwellings, the contribution of the new development to the street scene, and the landscaping);
 - the potential impact on residential amenity (proximity to the adjacent dwellings and gardens);
 - access and parking (4 spaces provided);
 - flood risk (dwellings sited outside flood zones 2 & 3 - see EA comments above);
- and
- noise nuisance (see comments of EPU above).

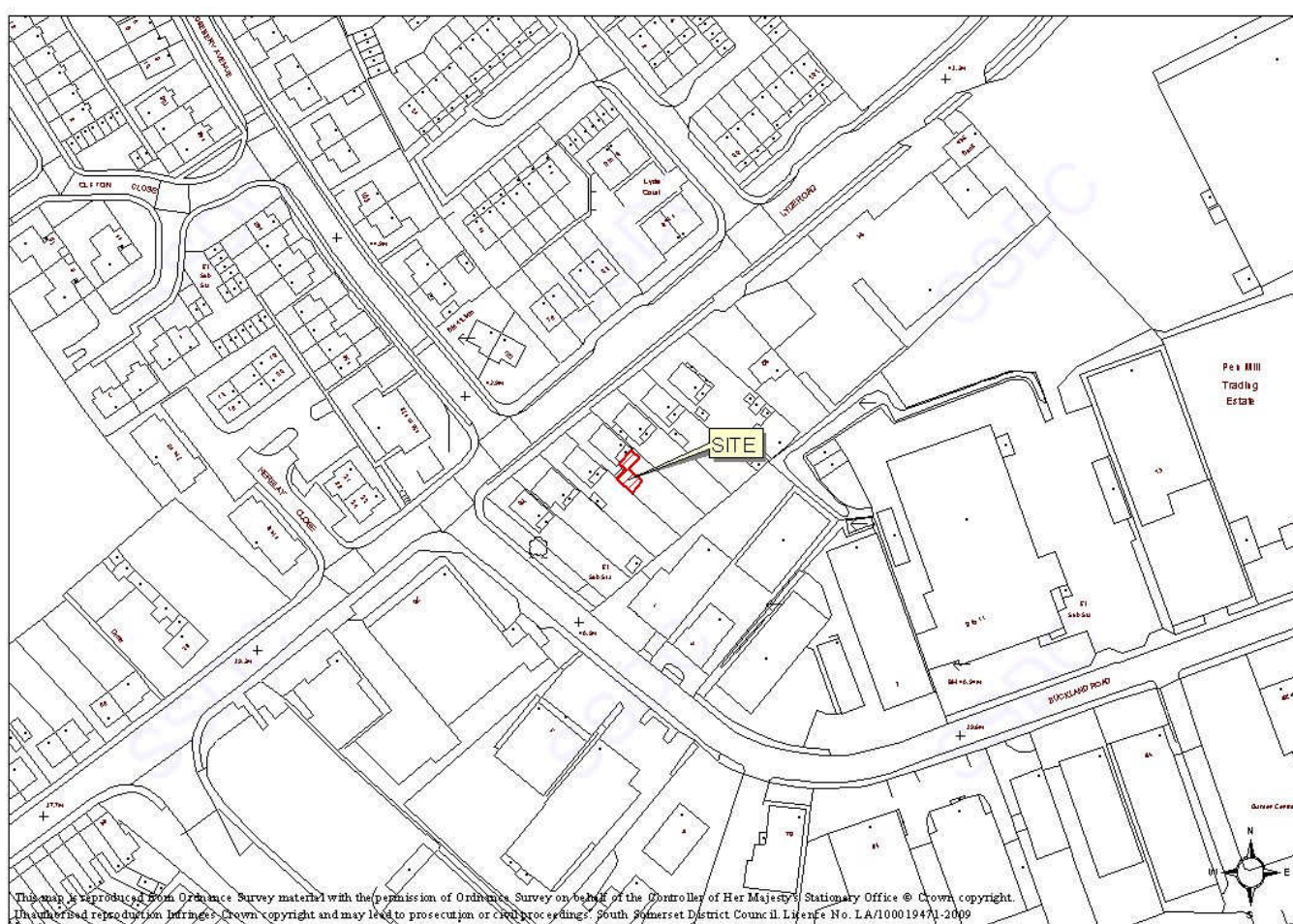
RECOMMENDATION

The views of the Town Council are invited.

2. Officer Report On Planning Application: 09/03545/FUL

Site Address:	84 Lyde Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the extension of a single storey rear extension and extension to, and pitched roof over, existing garage (GR: 357196/116673)
Recommending Case Officer:	Jane Green
Target date :	5th November 2009
Applicant :	Mr Steve Golab
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



84 Lyde Road is a detached part pebble-dash render/part red brick built dwellinghouse under a double roman tiled roof. Set within the development limits of Yeovil the property is sited on Lyde Road set in the middle of 6 other similar properties. Each property fronts the road with small front gardens, large rear gardens and most with extensions of some sort. The Pen Mill Trading Estate lies to the rear of the site.

The proposal seeks permission to remove the existing conservatory to the rear and erect a single storey extension and extension to, and pitched roof over, the existing flat

roof single garage, materials to match. These works will form a utility area, W/C and longer garage.

HISTORY

None

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 Services - No comment

SCC Highways - No observations

REPRESENTATIONS

3 neighbours notified, no representations received at time of writing

CONSIDERATIONS

The effect the proposal has on the street scene and the character and appearance of the area.

The effect on the residential amenity of occupiers of nearby properties.

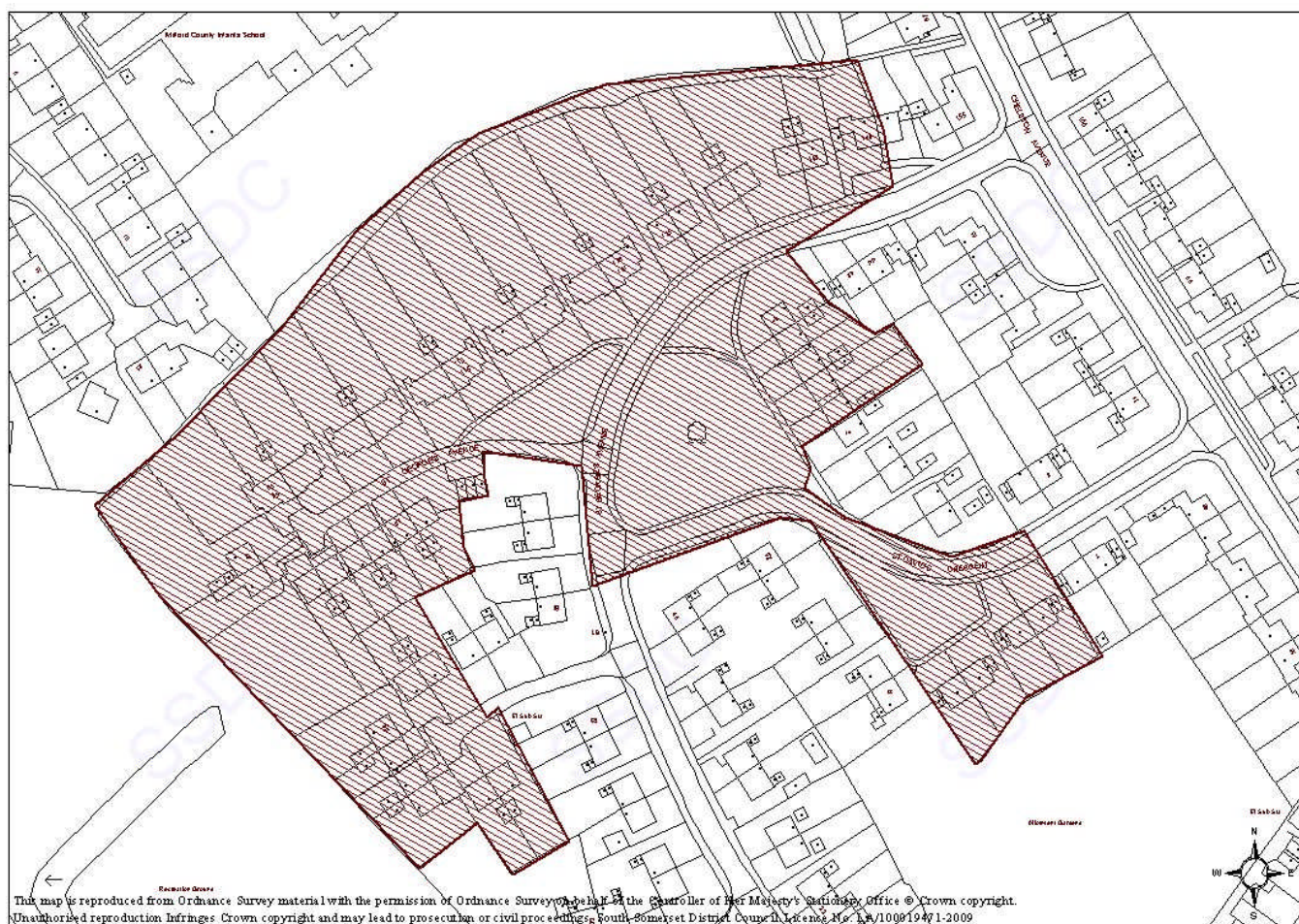
RECOMMENDATION

The comments of the Town Centre are invited.

3. Officer Report On Planning Application: 09/03801/FUL

Site Address:	Land At St Georges Avenue Yeovil
Ward :	Yeovil (Central)
Proposal :	The demolition of 51 PRC units (31 houses and flats) and the erection of 46 flats and 56 houses (G 355764/117108)
Recommending Case Officer:	Adrian Noon
Target date :	21st December 2009
Applicant :	Yarlington Housing Group
Type :	Major Dwlgns 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



This 2.51 hectare site comprises steeply sloping land at the top of St George's Avenue, at the junction of St David's Crescent, the recreation ground is to the west; on other sides the site is bounded by existing housing. There are 51 houses and flats currently on site in the form of semi-detached units and linked terraces. The buildings mostly face north/south onto St George's Avenue, or onto the two cul-de-sacs on the west side. Other buildings front onto the area of open space at the junction of St George's Avenue and St David's Crescent.

This is a revised application following the refusal of the previous application. It is for the demolition of all existing structures and the redevelopment of the site to provide 102 homes within 3 phases, as follows:-

- 7 one-bedroom flats
- 39 two-bedroom flats
- 22 two-bedroom houses
- 29 three-bedroom houses
- 5 four-bedroom houses

These would be predominantly 2-storey structures, including a terrace to 2 storey flats to the north-west part of the site and two 3-storey apartment blocks, one on the western side of the site and one on the north side of St Georges Avenue facing the existing area of open space. Elsewhere some 2½ and 3-storey houses would be incorporated. The design features a traditional pitched roof form with a mix of materials to include brick and render with tiled roofs.

Generally the layout would reflect the existing pattern, however two new cul-de-sacs would be created on the northern side of the site. These would use the existing point of access of the north cul-de-sac, effectively doubling the depth of the development along the northern side of the site. The southern cul-de-sac on the eastern side of the site would be widened to serve a new courtyard development to the rear of 43-75 St George's Avenue.

A total of 166 parking spaces would be formed and 10 existing on street spaces would be retained, an overall provision of 1.63 spaces per unit. The existing area of public open space would be retained, however apart from areas of incidental landscaping no additional open space would be provided.

The proposal allows for a badger run along the northern boundary; this would be at existing ground level on top of a large (over 4m high on the west side of the site) retaining wall with the adjacent new development on substantially lowered ground. Across the site the levels would be reworked to accommodate the new development.

Apart from amendments to the design of 3-storey block of flats fronting onto the open space the changes are to Phase 2, on the north-western side of the site. Here the previous 3-storey contemporary terrace of flats and matching 2 and 2 ½ storey houses opposite have been revised in favour of a more traditional form. The 3-storey block of flats on the western side has been redesigned to a similar form as the one in Phase 1 facing onto the open space.

The application is supported by a Statement of Community Involvement, a Design and Access Statement, a Transport Assessment, a wildlife mitigation strategy, a landscape plan, a flood risk statement and a drainage strategy.

HISTORY

08/05144/FUL Planning permission refused (11/08/09) for development of site to provide 118 units on the grounds that:-

"The proposed development by reason of its design, visual impact, materials and detailing, particularly within Phase 2 through use of mono/flat roof design and timber

detailing would constitute an alien and incongruous form of development, out of keeping with the character of the area. As such the proposal would be contrary to saved Policies ST5 and ST6 of the South Somerset Local Plan."

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S.54A 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 D - Required Infrastructure for Development

Development Policy E - High Quality Design

Development Policy G - Sustainable Construction

Development Policy H - Reusing Land

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

TR1 - Demand Management and Public Transport in the SSCTs

H1 - Affordable Housing

H2 - Housing Densities

RE5 - Renewable Energy and 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

EC3 - Landscape Character

EC8 - Protected Species

EU3 - Water Services

EU4 - Drainage

EP5 - Contaminated Land

EC8 - Protected Species

TP1 - New Development and Pedestrian Movement

TP4 - Road Design

TP7 - Car Parking

HG1 - Provision of New Housing Development

HG3 - Phasing

HG4 - Density

CR2 - Provision for Outdoor Playing Space and Amenity Space in New Development

CR3 - Off-site provision

CR4 - Amenity Open Space

Policy-related Material Considerations
None relevant

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

PPG13 - Transport

PPG17 - Planning for open space, sport and recreation

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 Relevant Documents:

None

CONSULTATIONS

Local Highway Authority - comments awaited. Previously accepted the level of parking (1.53 spaces per dwelling) and recommended conditions to address technical issues.

Environment Agency - Comments awaited. Previously recommended conditions and informatives

County Education Officer - Comments awaited. Previously requested a contribution towards primary school education to meet the arising from the occupiers of the additional houses.

Area Engineer -Comments awaited. Previously required detailed specifications to be agreed.

Climate Change Officer - Comments awaited. Previously welcomed inclusion of photo voltaics.

Environmental Health Officer - Conditional approval, subject to safeguarding conditions in relation to potential contamination from nearby former landfill.

Landscape officer - Comments awaited. Previously objected to Phase 1 on the grounds of the mass of the built form, the tortuous access arrangements, the proliferation of retaining walls and the relation with the surrounding townscape, although reservations in relation Phase 2 where overcome, however this part of the development has now been amended.

Play & Youth Facilities Officer - Comments awaited. Previously sought a contribution towards the provision of youth facilities and play facilities to meet the demands rising from the occupiers of the additional houses.

Leisure Facilities Officer - Comments awaited. Previously sought that a contribution towards the provision of playing pitches and strategic community facilities to meet the demands arising from the occupiers of the additional houses.

Open Spaces Officer - Comments awaited. Previously accepted that the retained area of open space would be adequate to meet the needs of the development.

Area Development Officer - Comments awaited. Previously raised concerns regarding design, quality of amenity, retaining walls, increase in vehicles and parking

Ecologist - Comments awaited. Previously accepted the proposed mitigation measures.

REPRESENTATIONS

No comments received at the time of writing.

CONSIDERATIONS

It is considered that the redevelopment of this site and the replacement of the existing sub-standard houses is acceptable in principle and would contribute to the housing needs identified by policy HG1. The redevelopment at a higher density would also comply with policy HG4 and the advice of PPS3. The proposal would deliver much needed additional affordable housing (policy HG7) and obligations towards sports, arts and leisure facilities (policies CR2, CR4 and ST10) are likely to be sought. The site drainage proposals and badger protection measures, which are identical to those previously proposed without objection, are considered acceptable.

The key issues are therefore considered to be:-

- The level of development (40.5 per hectare);
- The layout and visual impact of the development;
- The provision of public open space within the site
- The design and detailing of the proposed structures;
- Any impact on the amenities of existing residents;
- The level of amenity that would be provided for future occupiers;
- Highways issues, including the proposed road layout and level of parking (1.63 per unit)

The views of the Town Council are invited.

PLANNING DECISIONS

09/02215/OUT Residential Development (356209/116595) Kingdom Hall, Eastland Road, Yeovil. Applicant Yeovil Congregation of Jehovah's Witnesses.

APPROVED subject to conditions.

09/02459/FUL The formation of a vehicular hardstanding (GR 354114/116667) at 64 Larkhill Road, Yeovil. Applicant Mr. P Stephens.

APPROVED subject to conditions

09/03051/FUL New garage roof and front wall with associated landscaping works and rainwater goods at 52 Grove Avenue Yeovil Somerset BA20 2BE. Applicant Dr Tim Bevan.

APPROVED subject to conditions.

09/03122/COU Change of use of ground floor of premises from A2 (Financial/Professional Services) to A1 (Shop) (Retrospective) (GR355578/116041). Applicant Tilzey Studios.

APPROVED subject to conditions.

09/03125/FUL The erection of a rooftop extension (GR 355505/116348). Yeovil District Hospital, Higher Kingston, Yeovil. Applicant Mr. Robert Steele – YDC.

APPROVED subject to conditions.

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.