



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 14 April 2014**

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

08 April 2014

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

To: All Members of the Planning and Licensing Committee

Darren Shutler (Chairman)
Peter Brock
Kris Castle
J Vincent Chainey
Philip Chandler (Vice-Chairman)
Dave Greene
Andrew Kendall
Mike Lock (Ex-officio)
Wes Read
Manny Roper (Ex-officio)

Equality Act 2010

The *general* public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age

Race

Disability

Religion or Belief

Gender Reassignment

Sex

Marriage and Civil Partnership

Sexual Orientation

Pregnancy and Maternity

A G E N D A

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

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

1. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 31 March 2014.

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. PARISH COUNCIL CONSULTATION – TOWN AND COUNTRY PLANNING ACT 1990

Application No. 14/01446/R3C

Proposal: Renewal of Planning Permission 09/01047/R3C to retain a Temporary 4-bay Elliott Modular Building E.813 (TG) and Ancillary Works, Paving, Ramps and Platforms.

Location: Milford Infants School, Glenthorne Avenue, Yeovil, Somerset, BA21 4PG (GR: 355696 – 117233)

To consider the above application and copy site maps attached at pages 31 and 32.

6. PLANNING DECISIONS (Page 33)

7. CORRESPONDENCE

	Application No	Proposal	Address
1	14/01442/COU	The change of use of premises as a mixed use comprising residential dwellinghouse and childminding business (GR 354682/115845)	109 Seaton Road Yeovil Somerset
2	14/00688/FUL	The erection of 2 No. dwellinghouses with associated access and parking (GR 356369/116250)	94-98 Sherborne Road Yeovil Somerset
3	14/00719/FUL	Conversion of former HMO into two flats, with alterations and rear ground floor infill extension (GR 356218/116603)	106 Eastland Road Yeovil Somerset
4	14/00822/FUL	The erection of a front entrance porch and erection of a detached building in rear garden for use as an ancillary annexe (GR 355628/116555)	29 Mitchelmore Road Yeovil Somerset
5	14/01014/FUL	The formation of a vehicular access and hard standing (GR 354616/117338)	183 Ilchester Road Yeovil Somerset
6	14/01425/COU	Change of use of premises from Orthodontic Practice (Use Class D1) to Office (Use Class B1) (GR 355437/116130)	1 Park Gardens Yeovil Somerset
7	14/01435/FUL	The alteration of an existing studio/garage to form a residential annexe to be occupied solely in conjunction with the occupation of the Coach House. (GR 355125/117041)	The Coach House 100 Ilchester Road Yeovil
8	14/01448/COU	The change of use of first floor from Use Class B1 (office) to a Beauty Therapy / Cosmetic teeth whitening business (GR 355598/115951)	21 High Street Yeovil Somerset
9	14/01526/FUL	The formation of a new vehicular access and hard standing (Revised Application) (GR 354106/116715)	74 Larkhill Road Yeovil Somerset

10	14/01310/DPO	Application to modify a S106 agreement dated 28th June 2013 which varied a S016 agreement dated 18th January 2008 relating to affordable housing (tenure and mortgagee protection clause) (GR 357652/117726)	Key Site Lyde Road Yeovil
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PLANNING MEETING
MONDAY 14 April 2014

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
4. 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

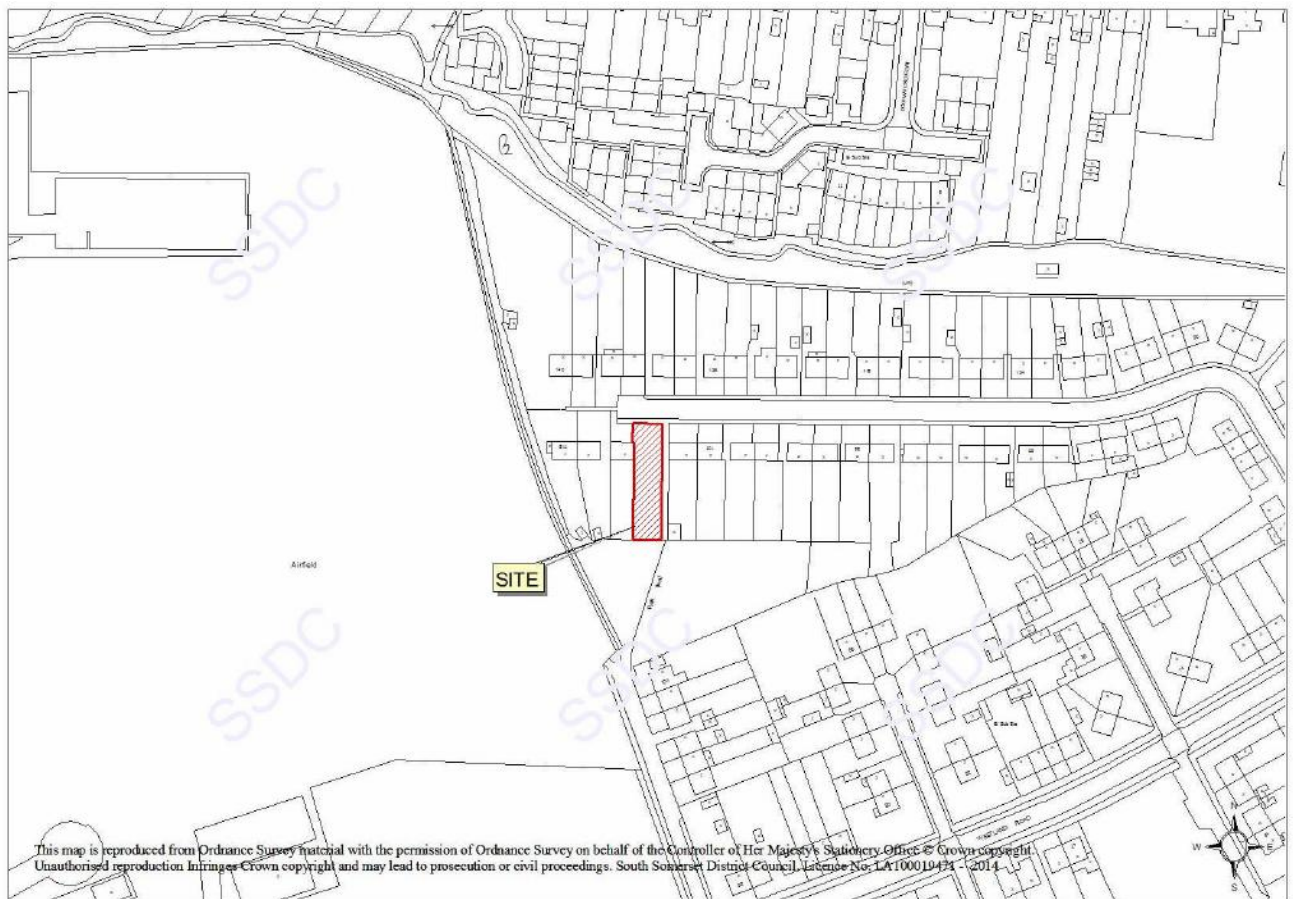
LEVEL 3 APPLICATIONS

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: 14/01442/COU**

Site Address:	109 Seaton Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The change of use of premises as a mixed use comprising residential dwellinghouse and childminding business (GR 354682/115845)
Recommending Case Officer:	Jane Green
Target date :	27th May 2014
Applicant :	Mrs Jennifer Jones
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The application property, a semi-detached two storey 4 bed house, lies on the south side of Seaton Road. The property is finished in brick and fitted with a hipped roof and shows very little external changes since its original construction. The property has seen recent alterations which include a single storey and two storey rear extensions to the dwellinghouse.

The application seeks a change of use of the dwellinghouse to a mixed use comprising residential dwellinghouse and childminding business. The additional information states a childminding business has been running from the site for almost 3 years. A member of staff has been taken on with the aim to care for up to 9 children at any one time, 3 more than currently. 2 of the children are the applicants own. Information also states the applicant wanting to take on another 1 or 2 part time assistants with a maximum of 2 on site at any one time to care for a maximum of 9 children. Hours are stated from 07.30 to 18.00 although these hours may be extended to meet the needs of the children. At these times an assistant would not be present. Currently a child is brought to the house at 07.15 and has been for the last 2 and a half years. Occasionally a child may be looked after on a Saturday.

The information provided states that the assistants would either walk to work or use public transport. The business does not have set session times and therefore the children would not be dropped off or collected at the same times during the day. There are 3 parking spaces at the front of the property and parents could also park in front on the highway blocking the drive.

The boundary treatment is a close boarded fence either side of the property and a high hedge to the rear. It is stated that the fence to the west could be increased in height to mitigate noise issues. It is also advised that the new extension which forms the main play room has good insulation and the room upstairs used for sleeping children is on the east side away from the adjoining property.

The application follows pre-application advice and based on the information given it was considered in this case due to the number of children to be minded at any one time and the fact that a member of staff will be employed the proposal constitutes 'a material change of use' of the property and therefore planning permission is required.

HISTORY

14/00669/PD - Use of premises as mixed use residential and childminding business February 2014

13/03492/FUL - The erection of a single storey and two storey extensions to dwellinghouse - Approved with conditions September 2013

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 policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)
ST5 (General Principles of Development)
ST6 (The Quality of Development)
TP7 (Residential Parking Provision)
EP1 and EP2 (Pollution and Noise)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

SSDC Environmental Protection Unit - Awaiting comments on potential noise impact

Highways Authority - Observations sought

Yeovil Town Council - Observations sought

REPRESENTATIONS

11 neighbours notified, no representations received at time of writing this report

CONSIDERATIONS

The main considerations with this application are:

- The visual impact of vehicles at the property, parking and manoeuvring
- Noise and disturbance to neighbouring residential properties
- Parking and highway safety issues

RECOMMENDATION

The views of the Town Council are invited.

2. Officer Report On Planning Application: 14/00688/FUL

Site Address:	94-98 Sherborne Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of 2 No. dwellinghouses with associated access and parking (GR 356369/116250)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	21st May 2014
Applicant :	Chamba Developments
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on the south side of Sherborne Road, to the east of Penfield, within the development area. At its highest point, the site sits more than 2 metres above the level of Sherborne Road.

The site has now been cleared, but previously there were two shabby-looking, single-storey, storage buildings. The site has current planning permission (under 12/00832/FUL) for the erection of a pair of semi-detached houses.

This application proposes the construction of a pair of semi-detached dwellings, fronting onto Sherborne Road. The main entrance to each dwelling is to be via a covered ground floor car park area, with spaces for four cars. On the ground floor of each property will be a bedroom and wet room. A set of stairs will lead up to the first floor, comprising a lounge/diner, kitchen and utility room. The second floor will have two further bedrooms and a bathroom, which will make use of the roofspace and dormer windows. Patio doors will lead out from the kitchens to the rear gardens.

The main entrance to the ground floor parking area is to have wrought iron railings to each side of the opening, to allow visibility into and out of the area. The buildings will be constructed of brick under a slate roof.

HISTORY

12/00832/FUL - Demolition of existing buildings and the erection of 2 semi-detached houses - Application permitted with conditions - 05/04/2012

08/04231/FUL - Demolition of existing buildings and the erection of 2 semi-detached houses - Application permitted with conditions - 20/03/2009

04/02936/FUL - The erection of two dwelling houses (GR 356379/116250) - Application permitted with conditions - 24/02/2005

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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

Regard must also be had to:

National Planning Policy Framework - March 2012

Chapter 7 - Requiring good design

Somerset Parking Strategy (2012)

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Awaiting response

REPRESENTATIONS

16 neighbours notified, no representations received at time of writing this report.

CONSIDERATIONS

The site has an existing planning consent for 2no. dwellings, and as such, the principle of the proposal has been accepted. The main considerations of this application are therefore:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, eg in terms of overlooking/overbearing etc?
- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?
- Does the proposal have an acceptable impact in relation to highway safety/parking provision?

RECOMMENDATION

The view of the Town Council is invited.

3. Officer Report On Planning Application: 14/00719/FUL

Site Address:	106 Eastland Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Conversion of former HMO into two flats, with alterations and rear ground floor infill extension (GR 356218/116603)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	16th April 2014
Applicant :	Somerset Care And Repair
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located within a residential area of Yeovil, and comprises a two-storey, end-terraced house, constructed of brick under a tiled roof. It has side access and a rear garden. The agent states that the property is currently empty following the placement of a prohibition and dangerous structure notice upon it in 2011. It was previously used as an unmanaged House of Multiple Occupation (HMO) until recent years. It is currently uninhabitable and boarded up.

This application proposes the conversion of the property into 2no. flats, with a two-

bedroom flat on the ground floor and a second two-bedroom flat on the first floor. The ground floor flat will be accessed from the rear, whilst the first floor flat will be accessed from Eastland Road. The agent states that Somerset Care and Repair will own and manage the property. Minimal external alterations are proposed, including minor alterations to the rear elevation and new fenestration. An infill kitchen extension is to be constructed at the rear.

The flats are to have a small courtyard area to the rear for bin and bike storage, with bins collected from the front as existing.

The agent states that the main reason the property is to be converted into 2no. flats rather than kept as a single dwellinghouse is that there is a demand for such properties.

With regard to access and parking, the design and access statement states that on-street parking is available in the local area and bicycle parking will be provided within the site. The town centre is, "within walking distance and there are regular bus services with good access links to all surrounding areas of the town and beyond".

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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)
ST5 (General Principles of Development)
ST6 (Quality of Development)

Regard must also be had to:
National Planning Policy Framework - March 2012
Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 - Requiring good design

Somerset Parking Strategy (2012)

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Standing advice applies

REPRESENTATIONS

One neighbour has objected to the proposal. Whilst this neighbour supports the proposal to bring this empty, boarded-up property back into use, s/he is concerned that

its conversion into 2no. flats will intensify an existing problem with limited parking availability in the area.

CONSIDERATIONS

The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, eg in terms of potential for overlooking?
- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?
- Is the proposal acceptable in relation to parking arrangements?

RECOMMENDATION

The view of the Town Council is invited.

4. Officer Report On Planning Application: 14/00822/FUL

Site Address:	29 Mitchelmore Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a front entrance porch and erection of a detached building in rear garden for use as an ancillary annexe (GR 355628/116555)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	1st May 2014
Applicant :	Mr Alan Radcliffe
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within a residential area of Yeovil, and comprises a semi-detached two-storey dwellinghouse constructed of brick under a tiled roof.

The application proposes the erection of a front entrance porch with mono-pitch roof, to be constructed of brick and tile to match the existing house. It is also proposed to erect a detached workshop/garage in the rear garden, measuring 11m (l) x 4m (w), to be constructed from block and rendered walls and a tiled roof. The applicants ultimately wish to use the building as an annex for an elderly relative.

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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)
ST5 (General Principles of Development)
ST6 (Quality of Development)

Regard must also be had to:
National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design

Somerset Parking Strategy (2012)

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Standing advice applies
ENVIRONMENTAL PROTECTION UNIT – Awaiting response

REPRESENTATIONS

None received at time of writing this report

CONSIDERATIONS

The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, eg in terms of potential for overlooking/overbearing?
- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?

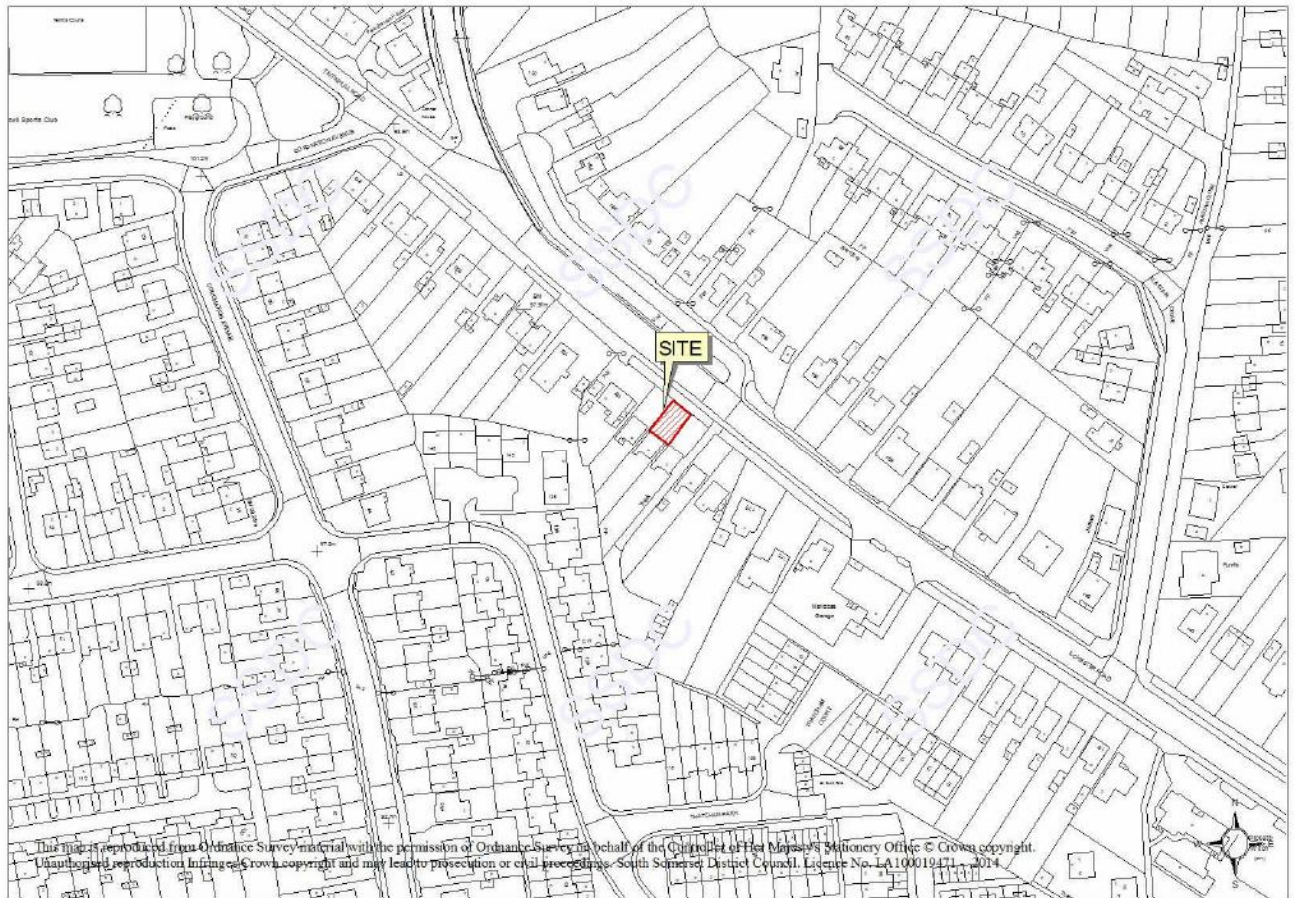
RECOMMENDATION

The view of the Town Council is invited.

5. Officer Report On Planning Application: 14/01014/FUL

Site Address:	183 Ilchester Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The formation of a vehicular access and hard standing (GR 354616/117338)
Recommending Case Officer:	Jane Green
Target date :	20th May 2014
Applicant :	Mr Matthew Fricker
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



183 Ilchester Road is a two storey detached dwellinghouse located on the south side of the road. It has a large front garden with a grass verge in between the garden and the pavement which is within the highway limits. The front boundary wall has already been removed. There is an access track located next to the adjacent property which leads to a block of five garages of which one is within the applicant's ownership.

The area is mainly residential with a car repair garage just over 50 metres away to the east on the same side of the street. Ilchester Road is classified as the A37. Some properties have the benefit of an access from the highway to a front parking area. Some are historic and others have been formed in more recent years.

The application seeks planning permission for the formation of a vehicular access and hardstanding on the front garden of the property. The hardstanding would extend the over the whole front garden and proposed tarmac treatment. Due to the gradient of the land an ACO drain is proposed immediately in front of the property. The plans show this will lead to an existing drain. Due to the grass verge being within the Highway Authority ownership a licence would be required from them for the works and the dropped kerb.

Planning permission is required as the proposal is forming an access to/from a classified road.

HISTORY

13/03990/PREAPP - Formation of vehicular access - October 2013.

Pre-application advice was also sought direct from the Highways Authority

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 policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)
ST5 (General Principles of Development)
ST6 (The Quality of Development)
TP7 (Parking Provision in Residential Areas)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

Yeovil Town Council - Observations sought

Yeovil Without Parish Council (adjoining parish) - Observations sought

Highways Authority - Standing advice applies. This refers to the provision of visibility splays, surfacing and drainage requirements, parking space dimensions and parking provision and turning independent of parking to ensure exit and egress in a forward gear.

REPRESENTATIONS

2 neighbours notified, no representations received at time of writing this report

CONSIDERATIONS

This is alterations to a domestic property and therefore the principle of development is acceptable. The main consideration of the application lies with policy ST5 and ST6 of the Local Plan, namely:

- Is the design and scale of the proposed access and hardstanding in keeping with the existing and neighbouring houses and surrounding area?
- Does the extension cause demonstrable harm to the residential amenities of the existing or neighbouring householders?
- Does the proposal create highway safety concerns?

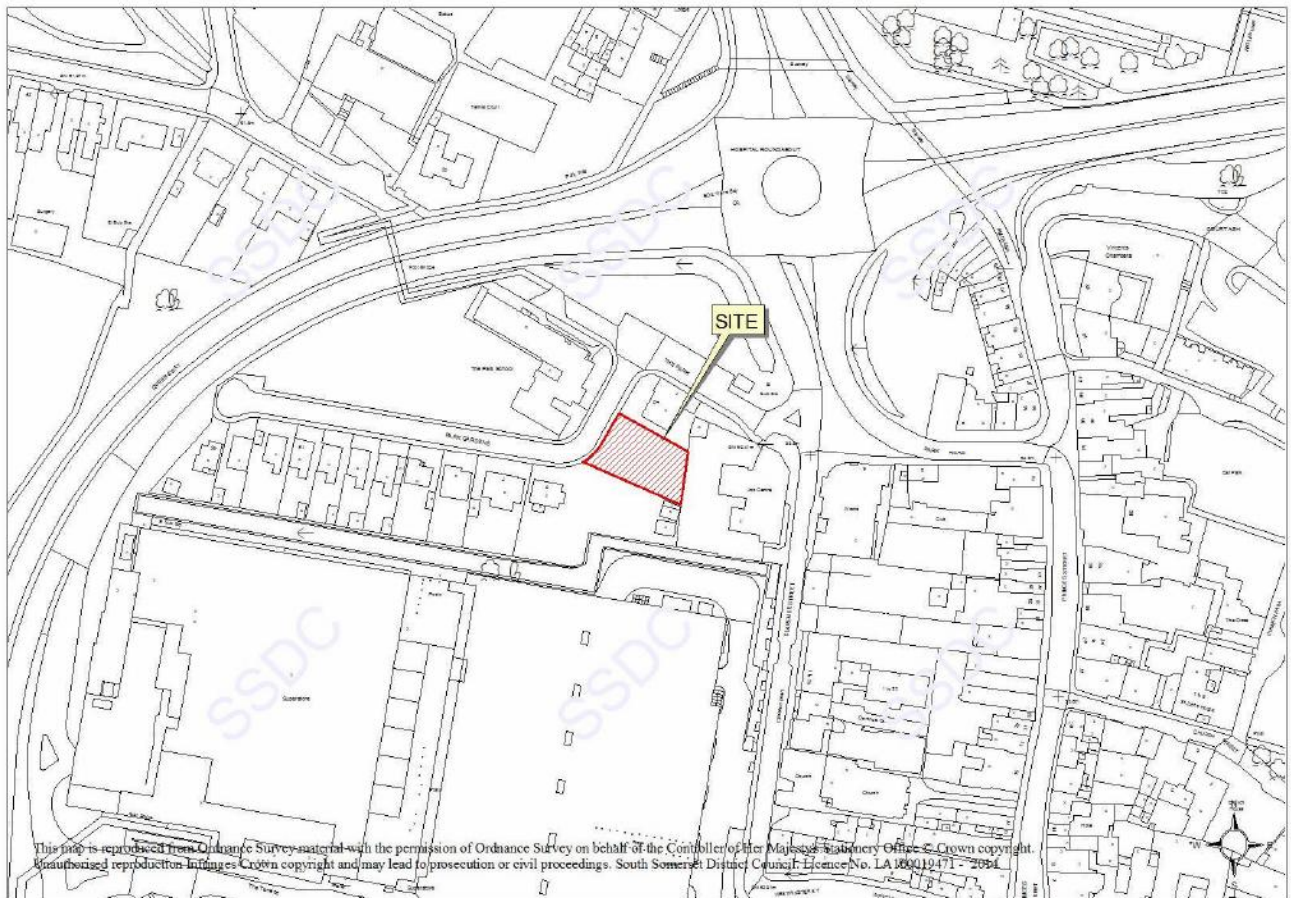
RECOMMENDATION

The views of the Town Council are invited.

6. Officer Report On Planning Application: 14/01425/COU

Site Address:	1 Park Gardens Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Change of use of premises from Orthodontic Practice (Use Class D1) to Office (Use Class B1) (GR 355437/116130)
Recommending Case Officer:	Andrew Collins
Target date :	26th May 2014
Applicant :	Mrs Carolyn Davies
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The site is located on Park Gardens, a cul-de-sac. It is located next to The Armoury Public House and The Park School.

The property is a detached 2 storey building.

This application seeks permission for the change of use of the property from an orthodontic practice (D1 use) to office (B1 use). No internal or external alterations are proposed.

To the rear there are currently 9 car parking spaces and this is to be retained with the current application.

HISTORY

00/01244/COU - Change of use of premises from commercial surveyors office (Use Class B1) to Orthodontic practice (Use Class D1) - Conditionally approved - 9/6/00

873088 - The use of premises as Class B1 (business / light industrial) - Conditionally approved - 29/1/88

780445 - Change of Use - use as local authority offices - Conditionally approved - 25/5/78

82935 - Conversion to offices, use of existing access - Conditionally approved - 30/7/69

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 considers that the relevant policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

The policies of most relevance to the proposal are:
South Somerset Local Plan (adopted 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

TP6 (Non Residential Parking Provision)

National Planning Policy Framework

Chapter 1 - Building a Strong Competitive Economy

Chapter 4 - Promoting Sustainable Transport

Other Relevant Considerations

Somerset Parking Strategy

CONSULTATIONS

Highways Authority -

REPRESENTATIONS

Site notice posted on site. None received at time of writing report

CONSIDERATIONS

- Do the proposals have an adverse effect upon Residential Amenity?

- Do the proposals have an adverse effect upon Visual Amenity?
- Are the parking levels appropriate?

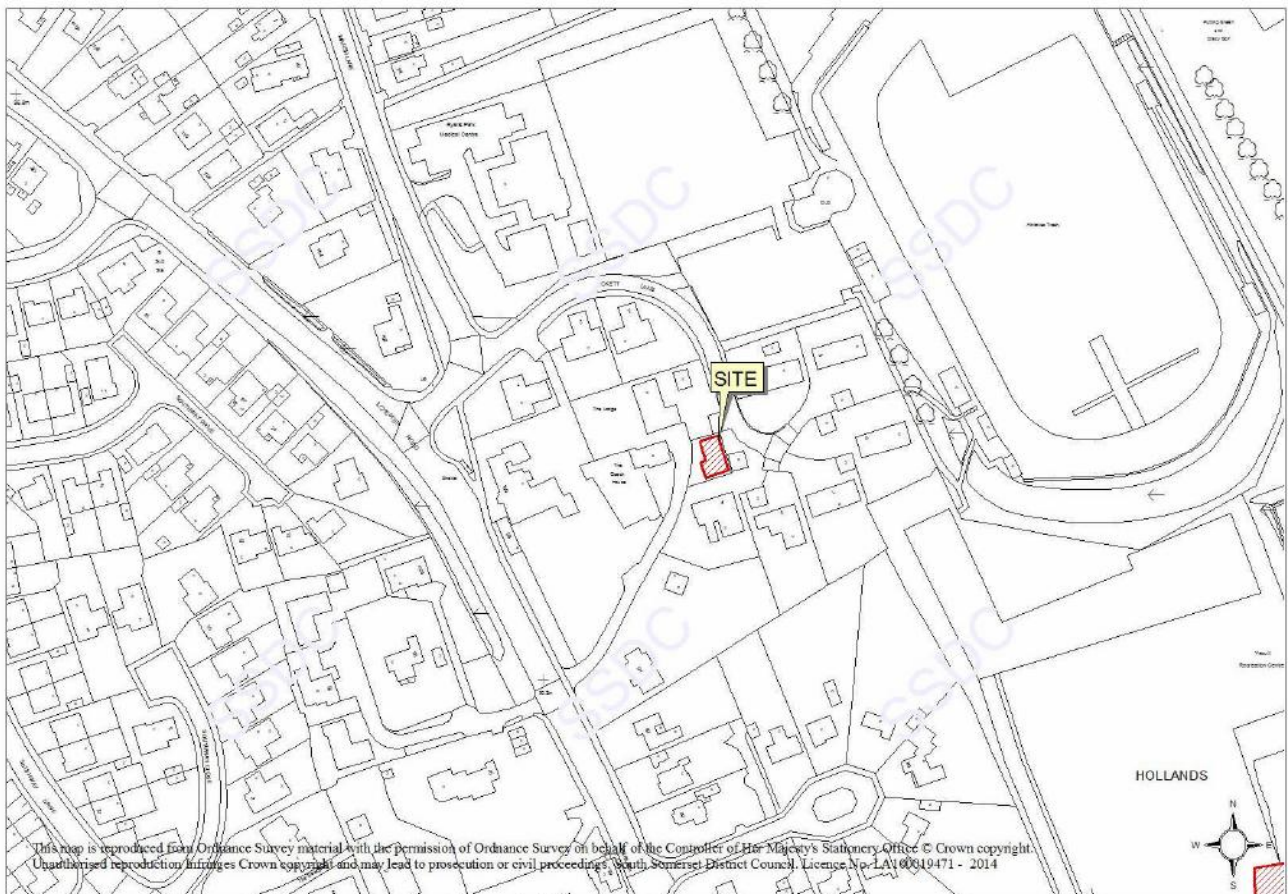
RECOMMENDATION

The view of the Town Council is invited.

7. Officer Report On Planning Application: 14/01435/FUL

Site Address:	The Coach House 100 Ilchester Road Yeovil
Ward :	Yeovil (West)
Proposal :	The alteration of an existing studio/garage to form a residential annexe to be occupied solely in conjunction with the occupation of the Coach House. (GR 355125/117041)
Recommending Case Officer:	Jane Green
Target date :	14th May 2014
Applicant :	Mr Kenneth Iley
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The Coach House 100 Ilchester Road is a two storey detached property located at the end of a long single track access road off Ilchester Road which two other properties have access over. The property also has an access from Pickett Lane. A building located to the east of the property was approved in 2006 as a garage with attached studio. The consent was conditioned that the accommodation provided should be occupied for purposes ancillary to the main dwelling. It is believed the studio was used as a home office.

There is parking in front of the building for approximately four cars and an additional space in the garage to serve the existing dwellinghouse.

The application seeks planning permission for alterations of the existing studio to form a residential annexe to be used solely in conjunction with the occupation of the Coach House. The internal works to the studio have been completed providing a bedroom/living area, kitchenette and shower room and although all the services are connected to the main house the building could be occupied completely independently to the main dwelling. As such planning permission is required.

HISTORY

13/00277/BRCOND - Enforcement enquiry - Pending consideration

06/01322/FUL - The demolition of existing garage and the erection of a new garage with attached studio - Application permitted with conditions June 2006

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 policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)
ST5 (General Principles of Development)
ST6 (The Quality of Development)

National Planning Policy Framework (March 2012)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

Yeovil Town Council - Observations sought

Highways Authority - Standing advice applies. This refers to whether parking and turning is available within the site and whether parking provision commensurate with bedrooms is sufficient. In this location a 4 bedroom property requires 3 spaces.

REPRESENTATIONS

7 neighbours notified, no representations received at time of writing this report

CONSIDERATIONS

The principle of an annexe to serve a domestic dwelling is considered acceptable. The main considerations are:

- Does the use of the building cause demonstrable harm to the residential amenities of the existing or neighbouring householders?
- Will the use of the building increase the use of the access and is the parking and turning area sufficient?

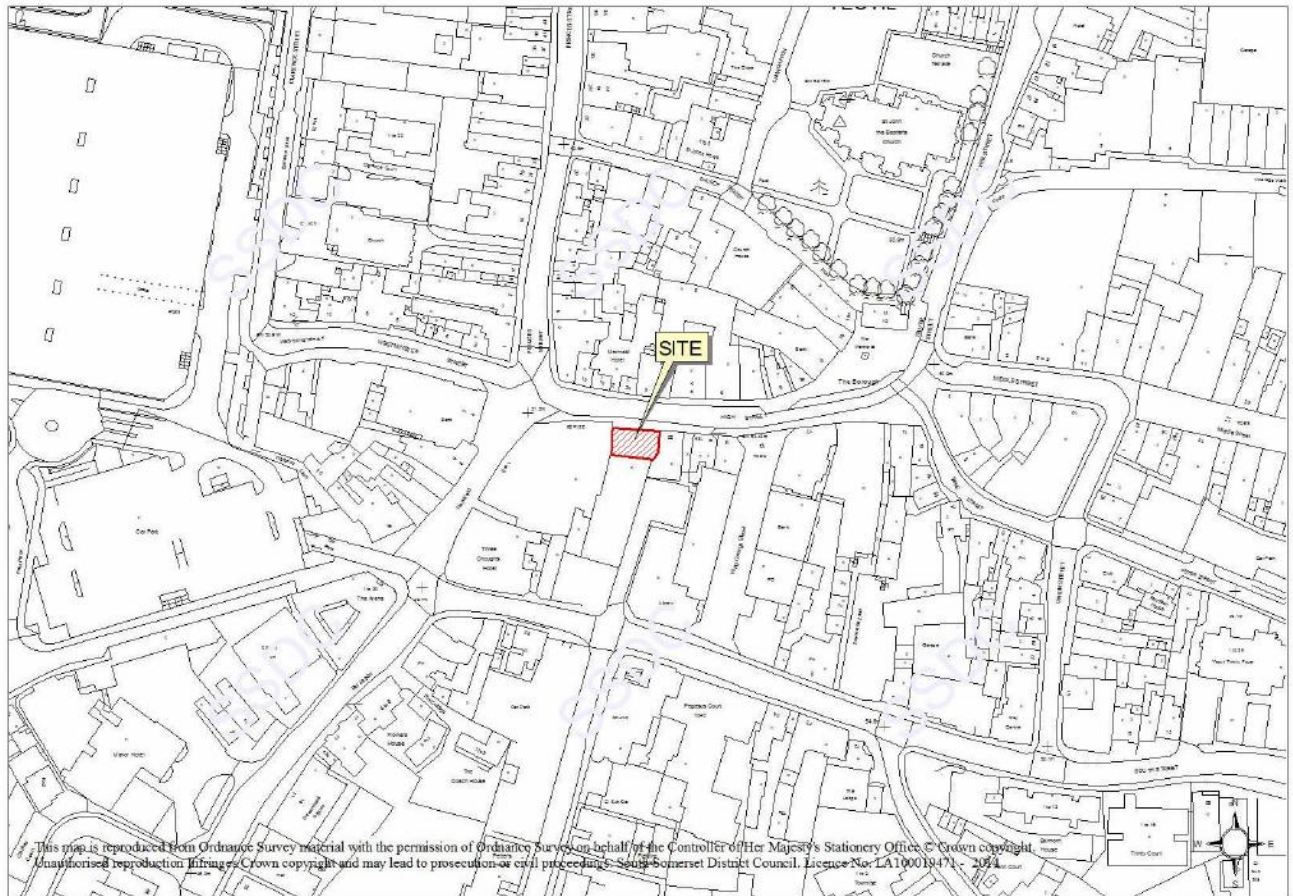
RECOMMENDATION

The views of the Town Council are invited.

8. Officer Report On Planning Application: 14/01448/COU

Site Address:	21 High Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of first floor from Use Class B1 (office) to a Beauty Therapy / Cosmetic teeth whitening business (GR 355598/115951)
Recommending Case Officer:	Jane Green
Target date :	22nd May 2014
Applicant :	Mr D Turner
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



21 High Street is a first floor vacant premises located above the retail premises that is currently used by Argos. The street is designated as Primary Shopping Frontages within Yeovil Town Centre although this site is not at the ground floor. The application premises was last used by Vodafone and it appears the last authorised use was as an office (B1). There is no designated parking for the premises but several public car parks in the near vicinity. The site is located within the designated conservation area and close to several listed buildings.

The application seeks a change of use of the premises to a Beauty Therapy/Cosmetic teeth whitening business. The floor area to be used is 107 square metres. There is proposed to be 3 full time and 1 part time members of staff and the premises will operate 0900 to 17.30 Monday to Friday and 0900 to 1700 on Saturdays. The business does not propose to open on Sundays or Bank holidays.

HISTORY

14/00668/PD - Change of use of first floor - February 2014

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 policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)
ST5 (General Principles of Development)
ST6 (The Quality of Development)
EH1 (Conservation Areas)
TP6 (Non-residential Parking Provision)
MC4 (Other Uses in Town Centres)
MC5 (Location of Non-Shopping Key Town Centre Uses)

National Planning Policy Framework (March 2012)
Chapter 2 (Ensuring the Vitality of Town Centres)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

Yeovil Town Council - Observations sought

Highways Authority - Standing Advice applies. This refers to parking provision for a non-residential development. As this is a town centre location it may be unreasonable to insist on designated parking as there is readily accessible public transport facilities in close proximity.

REPRESENTATIONS

7 neighbours notified and site notice displayed inviting comments, no representations received at time of writing this report

CONSIDERATIONS

Principle considerations:

- The application site is located within the area designated as Primary Shopping Frontages but does not relate to the more carefully considered ground floor premises. It is within Yeovil's town centre cordon which Policy MC5 of the South Somerset Local Plan stipulates is the preferred location for non-shopping uses that attract a lot of people. The proposed use is likely to attract a number of customers on a daily basis and as such the proposed use in this location is in principle acceptable.
- Is the scale and nature of the proposed use compatible with existing surrounding uses and appropriate to the size and function of the town centre. In the consideration of these points it should be noted that the application form states that there will be three members of full time staff and one part time and with proposed opening hours of 09.00 - 17.30 (17.00) Mondays to Saturday (Sunday) and closed Sunday and bank holidays.
- Impact on conservation area and setting of listed buildings.

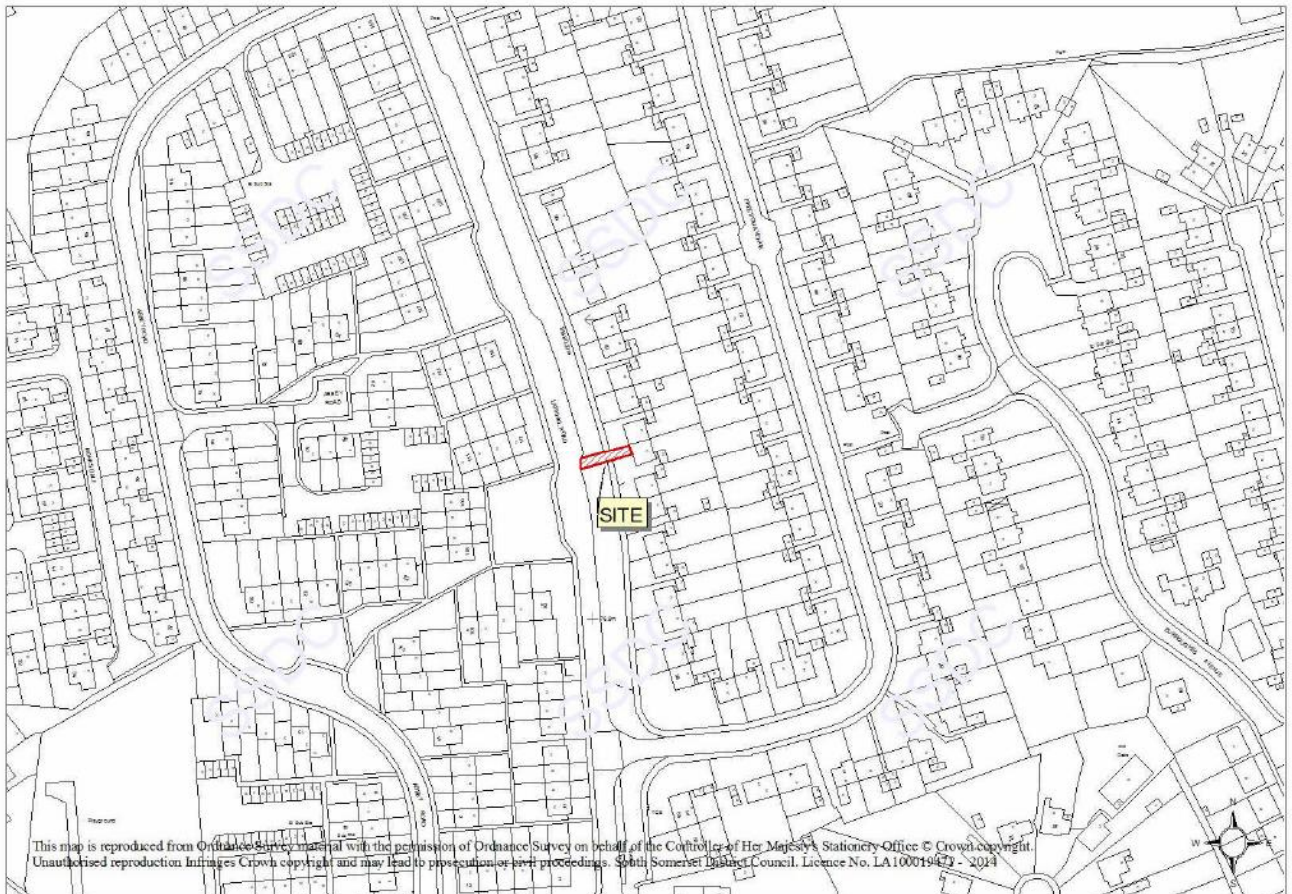
RECOMMENDATION

The views of the Town Council are invited.

9. Officer Report On Planning Application: 14/01526/FUL

Site Address:	74 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The formation of a new vehicular access and hard standing (Revised Application) (GR 354106/116715)
Recommending Case Officer:	Jane Green
Target date :	23rd May 2014
Applicant :	Mrs Helen Handscomb
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



74 Larkhill Road is a two storey semi-detached dwelling located on the east side of the road within a mainly residential area. The surrounding properties are of a similar age and design. The road is lined with mature trees and one is located at the front of the property in close proximity to the proposal.

The proposal seeks planning permission for the formation of a new vehicular access and hardstanding from the edge of the curtilage across a wide grassed verge, which is currently in highway authority ownership. The proposed hardstanding will be either side

of the existing pavement, and will require the kerb to be lowered to allow vehicular access onto the classified road. The materials will be 'Permapave' permeable paving in a charcoal colour. The finished level of the new driveway and hardstanding is to be graded down to the existing road/layby and pavement levels. Provision of non-treated oak timber edging to both sides of the new driveway and hardstanding will be provided as will 'Cellweb' tree root protection system to the new driveway and hardstanding.

The application follows the withdrawal of a previous application for a similar scheme to address the issues raised by the Council's Tree Officer with the development close to a tree with amenity value.

It is noted several other properties in the road have carried out similar development although it is noted this is slightly different than others in that it takes access from a layby used to park cars adjacent to the highway rather than the actual road. This area would therefore have to be left clear of vehicles and would be dealt with by the highway licence.

HISTORY

13/05038/FUL - The formation of a new vehicular access and hard standing - Application withdrawn

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 policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)
ST5 (General Principles of Development)
ST6 (The Quality of Development)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

Highways Authority - Observations sought

SSDC Tree Officer - Observations sought

Yeovil Town Council - Observations sought

REPRESENTATIONS

2 neighbours have been notified, no representations received at time of writing this report

CONSIDERATIONS

In this case the main issues to be considered are:

- The effect on highway safety particularly in connection with the use of the layby in which the access is derived.
- The effect the proposal has on the form, character, and setting of the locality.
- The effect on the residential amenity of occupiers of adjoining properties.

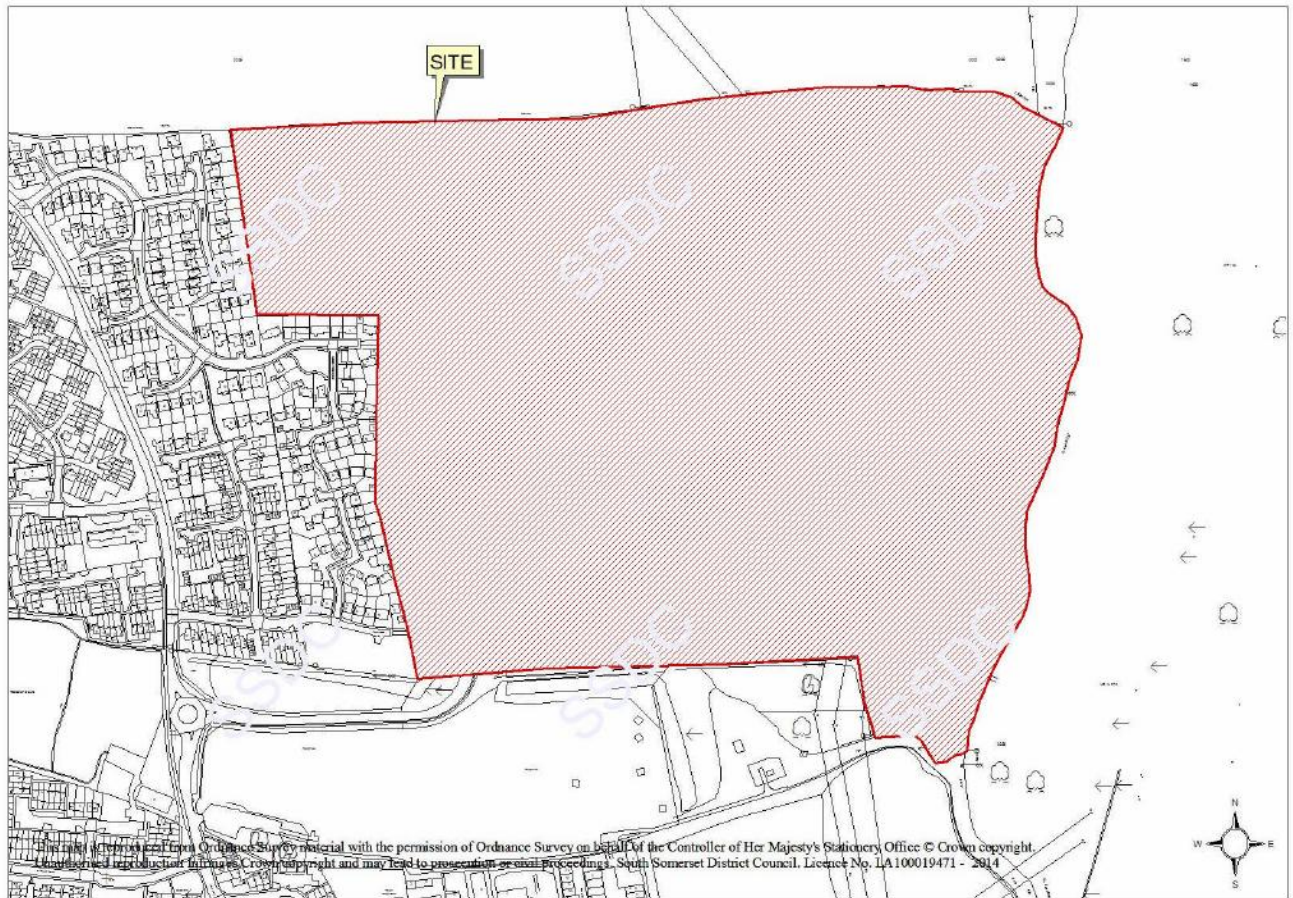
RECOMMENDATION

The views of the Town Council are invited.

10. Officer Report On Planning Application: 14/01310/DPO

Site Address:	Key Site Lyde Road Yeovil
Ward :	WARDS OF YEOVIL WITHOUT
Proposal :	Application to modify a S106 agreement dated 28th June 2013 which varied a S016 agreement dated 18th January 2008 relating to affordable housing (tenure and mortgagee protection clause) (GR 357652/117726)
Recommending Case Officer:	Simon Fox
Target date :	6th May 2014
Applicant :	Yeovil Developments Ltd
Type :	Non PS1 and PS2 return applications

SITE DESCRIPTION AND PROPOSAL



This application relates to land to the east of Lyde Road, Yeovil, forming part of the allocated housing site commonly referred to as the Lyde Road Key Site and known as Wyndham Park. This allocation has an overall area of 32.5 hectares (80.3 acres) and comprised a single field situated to the east of existing residential development in Romsey Road, Ashwood Drive, Redwood Road, Sandlewood Close and Trent Close.

The site as a whole has outline permission (06/01050/OUT) for residential development, a primary school, riverside park and associated landscaped areas. Alongside the permission associated S106 planning obligations cover:-

- Affordable Housing
- Public Open Space, Play and Sport
- Education
- Highway Infrastructure

Approval of reserved matters has now been granted across the whole site via a number of applications. In total the site has planning permission for 846 residential units.

This DPO (Discharge of Planning Obligation) application is made to vary two aspects regarding affordable housing. The original agreement was signed in January 2008 and previously varied in June 2013 to restore development viability.

The changes relate to:

- The change of plots 337 and 338 (2-bed units) from social rent to affordable rent.
- To vary the mortgagee protection clause (varying the timescale that the mortgagee has to secure the sale to another registered provider from 6 months to 3 months). This relates to Knightstone Housing Association units - plots 49-78 (inclusive), 141-166 (inclusive), 281, 282, 345-351 (inclusive), 293, 294 and 295.

The site lies within the parish of Yeovil Without.

POLICY AND GUIDANCE

The National Planning Policy Framework (March 2012)

Circular 5/05 - Planning Obligations

Laying the Foundations - A Housing Strategy for England (DCLG - November 2011)

CONSIDERATIONS

Section 106A of the Town and Country Planning Act 1990 allows a developer to submit an application to vary or discharge the requirements of a planning application.

The changes requested here are technical matters, and do not affect the level of affordable housing beyond that previously agreed.

RECOMMENDATION

That Yeovil Town Council, as a neighbouring parish, be invited to comment on this application.

PLANNING DECISIONS

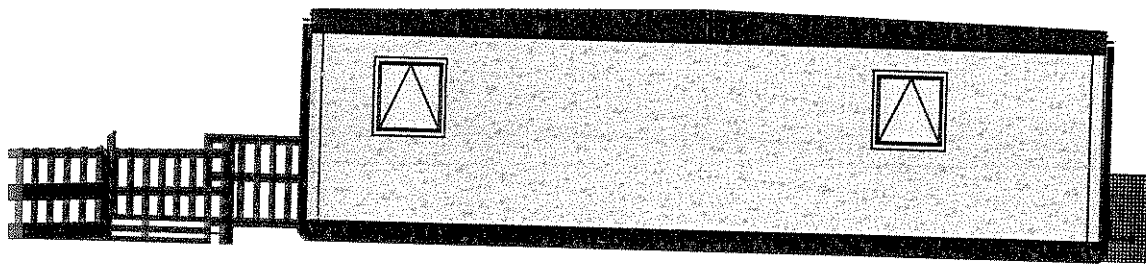
14/00372/FUL Alterations and the erection of a single storey side and rear extension to dwellinghouse (Revised application)(GR 355315/117472) at 45 Chilton Grove Yeovil Somerset BA21 4AW
Applicant: Mr Martin Nardiello

APPROVAL subject to conditions

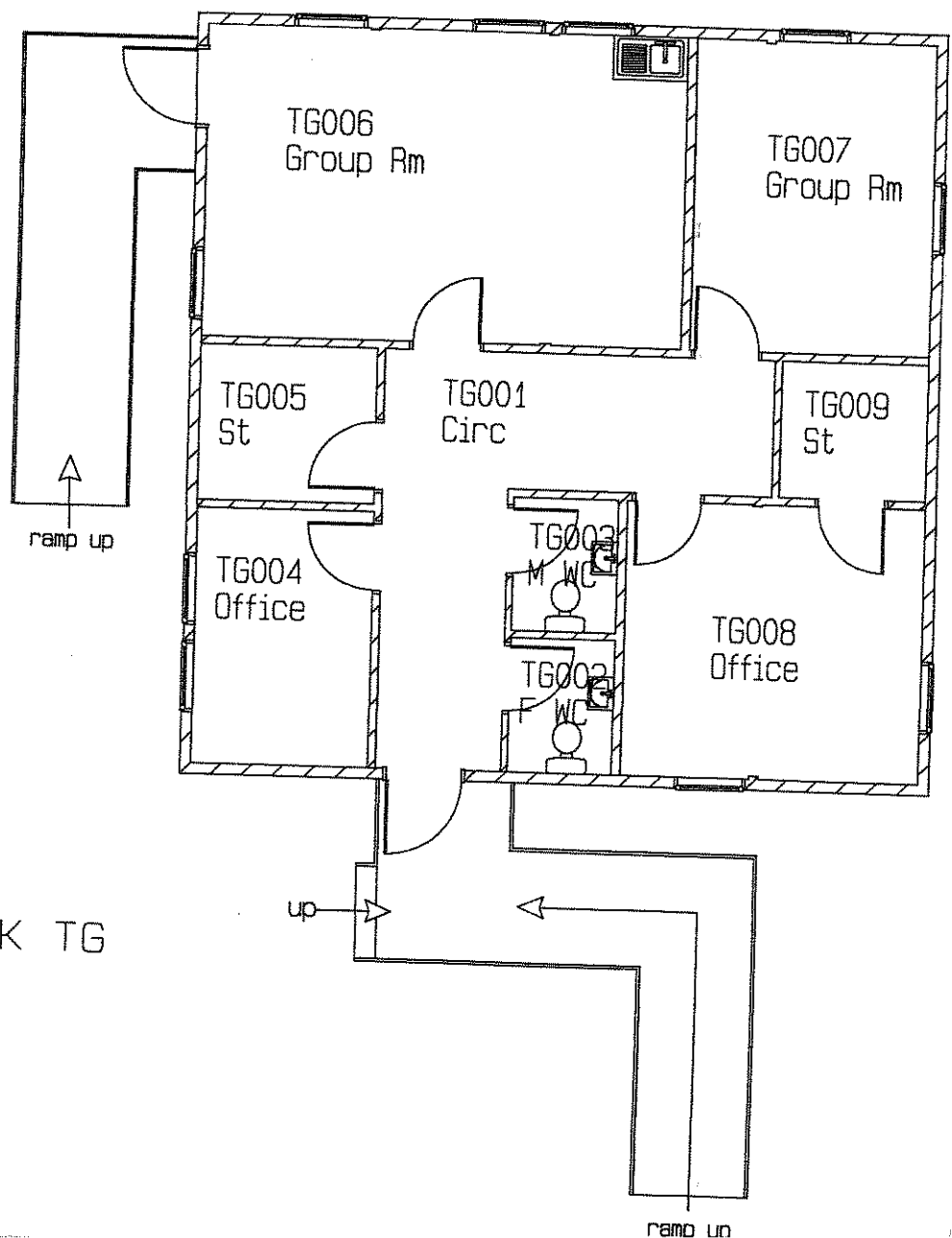
Note:

Highlighted Planning Decisions:

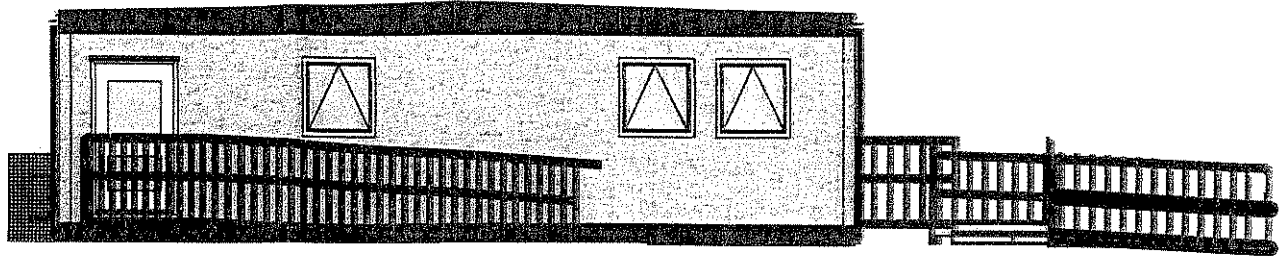
Decision of District Council differs from Yeovil Town Council Recommendation.



WEST ELEVATION

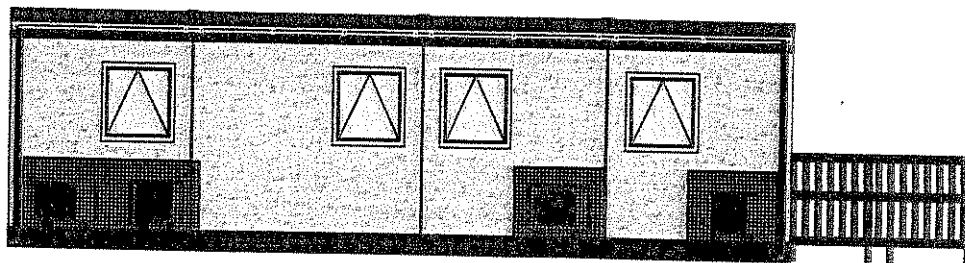


BLOCK TG

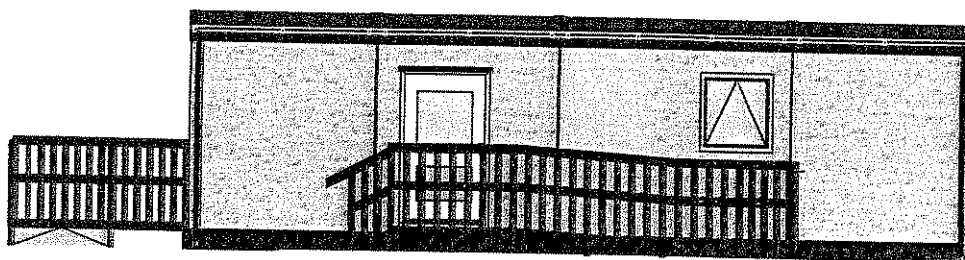


EAST ELEVATION

Elevations (Scale 1:100 @ A1)



SOUTH ELEVATION



NORTH ELEVATION