



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 2 August 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

27 July 2010

Please contact Sally Bing 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 19 July 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 3 to 39)

5. REPORT TABLE (Page 40)

6. PLANNING DECISIONS (Pages 41 to 42)

7. CORRESPONDENCE

8. **TOWN AND COUNTRY PLANNING ACT 1990**
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995 – PARISH COUNCIL CONSULTATION

Application Number: 10/02756/R3C

Proposal: Construction of a new natural turf, senior football pitch and cricket outfield with artificial wicket on land previously occupied by Westfield Infants School

Location: Westfield Community School, Stiby Road, Yeovil, BA21 3EP

To consider the design and access report, flood risk assessment and supplementary information attached at pages 43 to 47.

	Application No	Proposal	Address
1	10/02444/FUL	The erection of a single storey side extension to restaurant. (GR 354787/115351)	Mcdonalds Restaurants Ltd Lysander Road Yeovil
2	10/02475/FUL	Alterations and the erection of Rear two storey rear extension, single storey side extension and alterations to existing vehicular access (GR 355492/117212)	88 Mudford Road Yeovil Somerset
3	10/02562/FUL	Alterations and the erection of a detached single storey building to be used for purposes ancillary to enjoyment of dwellinghouse. (GR 354081/114457)	5 Beaconfield Road Yeovil Somerset
4	10/02609/FUL	Alterations and the sub division of existing retail unit and the installation of new access ramp and entrance tower feature (GR 356273/116092)	Former Aldi Store Sherborne Road Yeovil
5	10/02633/FUL	The erection of a single storey extension to the rear of dwellinghouse (GR 354220/116257)	159 Preston Grove Yeovil Somerset
6	10/02678/FUL	The erection of a detached double garage (GR 356399/116700)	61 Grass Royal Yeovil Somerset
7	10/02702/FUL	The erection of a replacement conservatory to the rear of dwelling (GR 354212/115002)	5 Old Barn Way Yeovil Somerset
8	10/02708/FUL	The erection of a conservatory (GR 354974/117404)	Hinton Coniston Gardens Yeovil
9	10/02737/FUL	The Use of premises as a toning studio and carrying out of internal and external alterations and the installation of a new shop front. (GR 355882/116184)	28 Vincent Street Yeovil Somerset
10	10/02746/FUL	Alterations and the erection of a two storey rear extension to dwellinghouse. (GR 353848/114809)	5 Russet Way Yeovil Somerset
11	10/02749/FUL	Alterations and the erection of a single storey rear extension to dwellinghouse. (GR 343377/116853)	84 St Michaels Avenue Yeovil Somerset
12	10/02750/FUL	The installation of traffic control barriers and 1 No. 5 metre high CCTV camera pole (GR 354083/115335)	Wharf Gate And B & Q Car Park Augusta Westlands Lysander Road

13	10/02753/FUL	Alterations and the construction of an external disabled access ramp. (GR 355103/116495)	Cemetery Lodge Preston Road Yeovil
14	10/02813/S73	Application to vary condition No. 5 of planning approval 07/02098/FUL to amend drawings 0406-1 Rev C, 0406-3 Rev 3 and 0406-4 Rev B (GR 355278/115714)	10 Everton Road Yeovil Somerset

PLANNING MEETING
MONDAY 2 AUGUST 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: 10/02444/FUL

Site Address:	Mcdonalds Restaurants Ltd Lysander Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a single storey side extension to restaurant. (GR 354787/115351)
Recommending Case Officer:	Alex Skidmore
Target date :	9th September 2010
Applicant :	
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking planning permission to erect an under eaves extension approximately 0.9 metres deep along 11.8 meters of the north elevation to extend the sit-down dining area.

The application site is a Mcdonalds drive-through and sit-down restaurant and is located within a defined development area. The premises has parking to three sides and are surrounded mainly by commercial properties. The application site is flat and level with existing surrounding development. There are a number of trees around the perimeter of the site and adjacent to the northeast elevation of the building that are protected by Tree

Preservation Orders, however, due to the intervening car park and distance of the site of the extension from the trees they should be unaffected by this proposal.

HISTORY

10/02445/ADV: Display two internally illuminated totems. Pending consideration.

10/01934/NMA: Application for a non-material amendment to planning permission 09/04724/FUL. Permitted 2010.

10/01274/ADV: Display of 4 internally illuminated roof mounted signs. Permitted 2010.

10/01273/FUL: Alterations and erection of an extension to existing restaurant. Permitted 2010.

09/04723/ADV: Display of four internally illuminated roof mounted advertisements. Pending consideration.

06/03774/TPO: Application to fell and remove 2 Norway Maples. Split decision.

01/02639/FUL: Erection of a single storey extension to provide store and office. Permitted 2001.

97/02579/FUL: Erection of an extension to existing restaurant to provide additional space for crew room and refuse area. Permitted 1997.

96/01961/REM: Erection of a fast food restaurant including drive-through take-away and provision of parking facilities. Permitted 1996.

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 (Adopted 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

CONSULTATIONS

Technical Services: No comment

County Highways: No observations

County Archaeology: No comments received at the time of writing

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

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

REPRESENTATIONS

A site notice has been erected and 17 neighbouring properties notified of this application. No comments had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Impact upon the visual appearance of the existing building and character and appearance of the area.
- Impact upon access and parking and highway safety

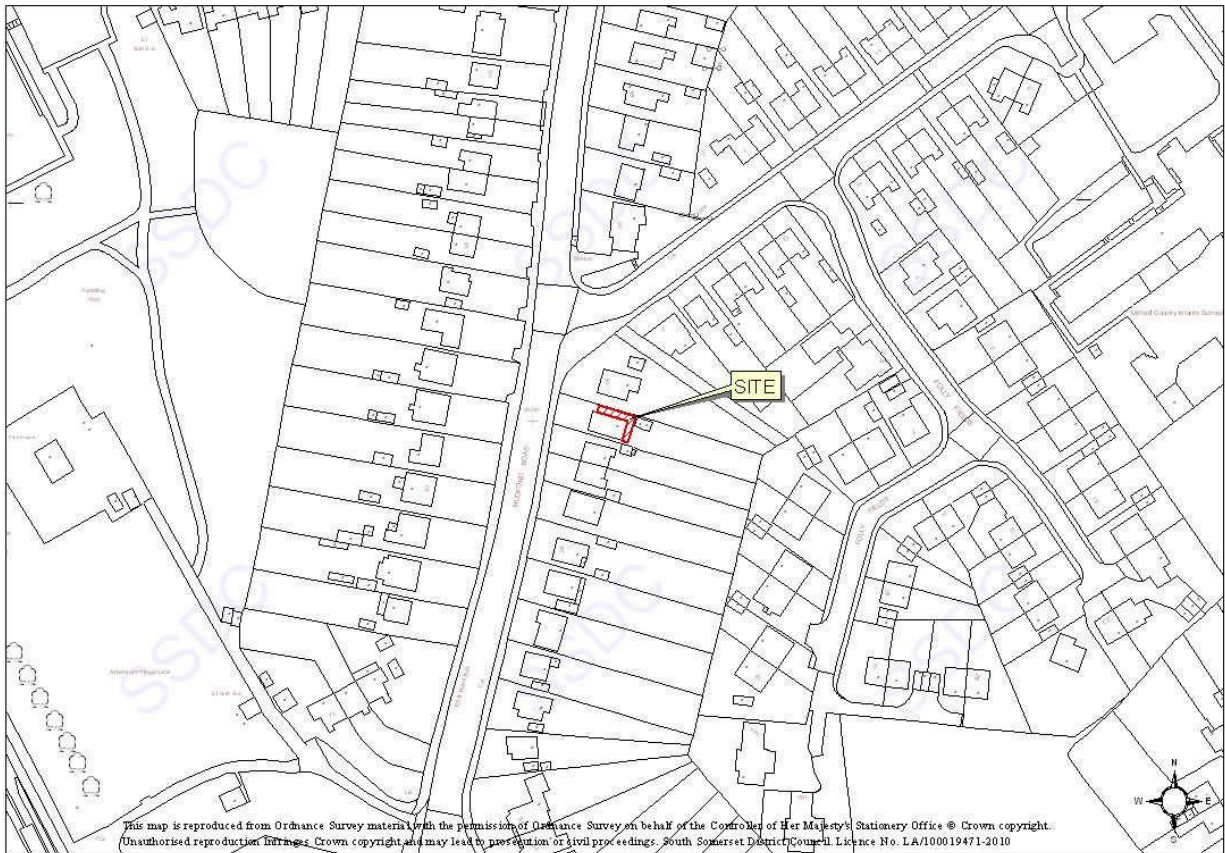
RECOMMENDATION

The observations of the Town Council are invited.

2. **Officer Report On Planning Application: 10/02475/FUL**

Site Address:	88 Mudford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of Rear two storey rear extension, single storey side extension and alterations to existing vehicular access (GR 355492/117212)
Recommending Case Officer:	Simon Fox
Target date :	23rd August 2010
Applicant :	Miss L. Rees And Mr M. Duncombe
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site comprises a detached dwelling with a ground floor of red-brick and first floor of pebbledash under a slate roof. The dwelling fronts the highway but the ridge runs from front to back with a gabled front elevation.

There is a single storey lean-to extension on the rear elevation and also within the rear garden is a timber garage/outbuilding that is served by the side access past the dwelling.

The proposal seeks to demolish the rear single-storey extension and erect a two-storey extension projecting outwards 2.5m on the same profile as the existing dwelling. Materials are proposed to match the existing building. It is also proposed to erect a single-storey lean-to extension alongside part of the side (north) elevation, which would obstruct any vehicular access to the rear and to the garage (which is also to be demolished), although pedestrian access would be retained. Two parking spaces that exist to the frontage will be regularised and access to them improved by the widening of the main access point onto Mudford Road.

HISTORY

There is no planning history on this site.

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

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

National Guidance

PPS1 - Sustainable Development

CONSULTATIONS

No consultation responses had been received at the time of submitting this report.

The following bodies have been notified:

Highways Authority and Technical Services.

REPRESENTATIONS

Adjoining neighbours 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?
- Is the development visually acceptable in design terms?
- Does the proposal impact upon adjoining properties?
- Do the proposed works to the access pose a highway safety concern or help improve one?

RECOMMENDATION

The views of the Yeovil Town Council are invited.

3. Officer Report On Planning Application: 10/02562/FUL

Site Address:	5 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a detached single storey building to be used for purposes ancillary to enjoyment of dwellinghouse. (GR 354081/114457)
Recommending Case Officer:	Alex Skidmore

Target date :	7th September 2010
Applicant :	Mrs J Lloyd
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



This application is seeking planning permission to erect a detached, single storey outbuilding within the rear garden to be used as a playroom / home office in association with the main dwellinghouse. The building is to be constructed from brick and tile and measures approximately 9.3 metres long, 4.6 metres wide and 4.7 metres high

5 Beaconfield Road is a two-storey detached dwellinghouse located within a defined development area. The property is surrounded by residential properties of a similar scale and character. The property has an area of garden and parking to the front and large garden to the rear. A detached garage and greenhouse are positioned within the rear garden on the site of the proposed outbuilding and would have to be demolished to accommodate the proposal. The application site is relatively flat and level with adjacent properties. The rear garden is predominantly surrounded by high walls, hedges and fences.

HISTORY

07/02261/FUL: Erection of a two-storey extension to dwelling. Permitted 2007.

02/00670/FUL: Erection of a second storey extension to dwelling. Permitted 2002.

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

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

CONSULTATIONS

Technical Services: Surface water disposal via soakaways

County Highways: No observations

County Archaeology: No comments received at the time of writing this report

REPRESENTATIONS

Four neighbours have been notified of this application, no written representations had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Impact upon the character and appearance of the area.
- Impact upon residential amenity of neighbouring properties.
- Impact upon parking provision and highway safety.

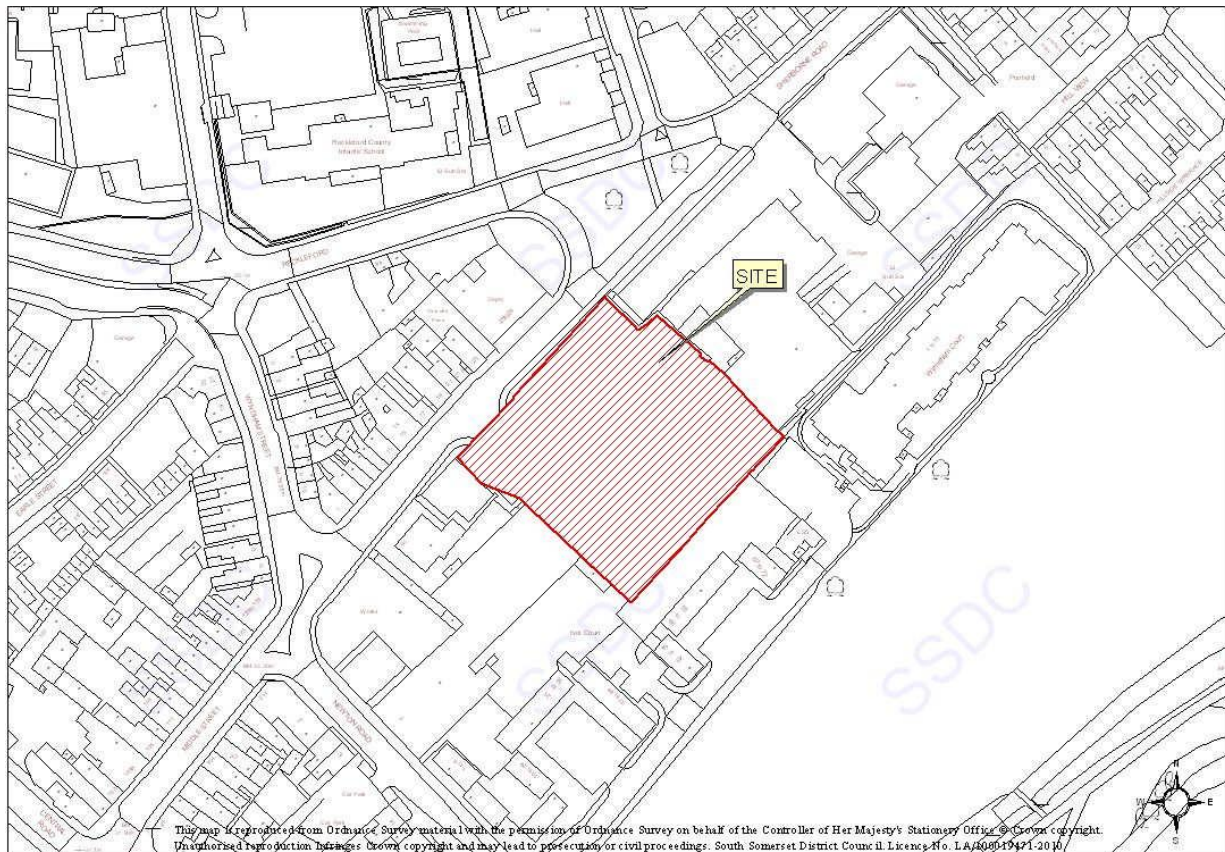
RECOMMENDATION

The observations of the Town Council are invited.

4. Officer Report On Planning Application: 10/02609/FUL

Site Address:	Former Aldi Store Sherborne Road Yeovil
Ward :	Yeovil (East)
Proposal :	Alterations and the sub division of existing retail unit and the installation of new access ramp and entrance tower feature (GR 356273/116092)
Recommending Case Officer:	Alex Skidmore
Target date :	2nd September 2010
Applicant :	Mr William McCreddie
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking to subdivide the existing retail unit into two retail units and to install a new access ramp and entrance tower feature for the new unit.

The application site is the former Aldi Store that is now occupied by Farmfoods and is located within a defined development area and abuts but is just outside Yeovil's Town Centre Shopping Cordon. The premises are accessed via but are set well back from Sherborne Road behind a car park. The site is surrounded predominantly by commercial

premises and there is a Grade II listed building just to the south of the access on to Sherborne Road. There are no trees in the vicinity of the proposed alterations.

HISTORY

10/02102/ADV: Display of 1 internally illuminated fascia sign and 1 non illuminated fascia sign and two externally illuminated totem signs. Pending consideration.

04/01835/ADV: Display of an internally illuminated double sided sign on a 4 metre post sign. Refused 2004.

04/00225/ADV: Display of an internally illuminated double faced pole mounted sign. Permitted 2004.

00/02412/FUL: Re-development of land including the demolition of existing building, erection of a retail store and provision of car parking with variation to condition 15 of planning permission 99/01691/FUL. Permitted 2000.

POLICY

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

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan (adopted April 2006):

The policies of most relevance to the proposal are:

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 (Adopted 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Parking Provision in Residential Areas

MC7 - Design in Town Centres

National Guidance:

PPS1 - Delivering Sustainable Development

PPS4 - Economic Growth

PPG13 - Transport

CONSULTATIONS

Technical Services: No comment

County Highways: No observations

Area South Regeneration: No comments received at the time of writing

Town Centre Manager: No comments received at the time of writing

Conservation Officer: No comments received at the time of writing

REPRESENTATIONS

The application has been advertised within the Western Gazette, a site notice has been erected and 65 neighbours have been notified. No written representations had been received at the time of writing this report.

CONSIDERATIONS

Whilst the proposal is seeking to create a second retail unit on this site by sub-dividing the existing single unit this in itself does not require the benefit of planning permission. No additional floor space is proposed and so all that is under consideration with this application are the external alterations to create the new shop entrance along with the access ramp.

The principle considerations in the determination of this application are:

- Impact upon the character and appearance of the area.
- Impact upon the character and setting of the adjacent listed building.
- Impact upon highway safety.

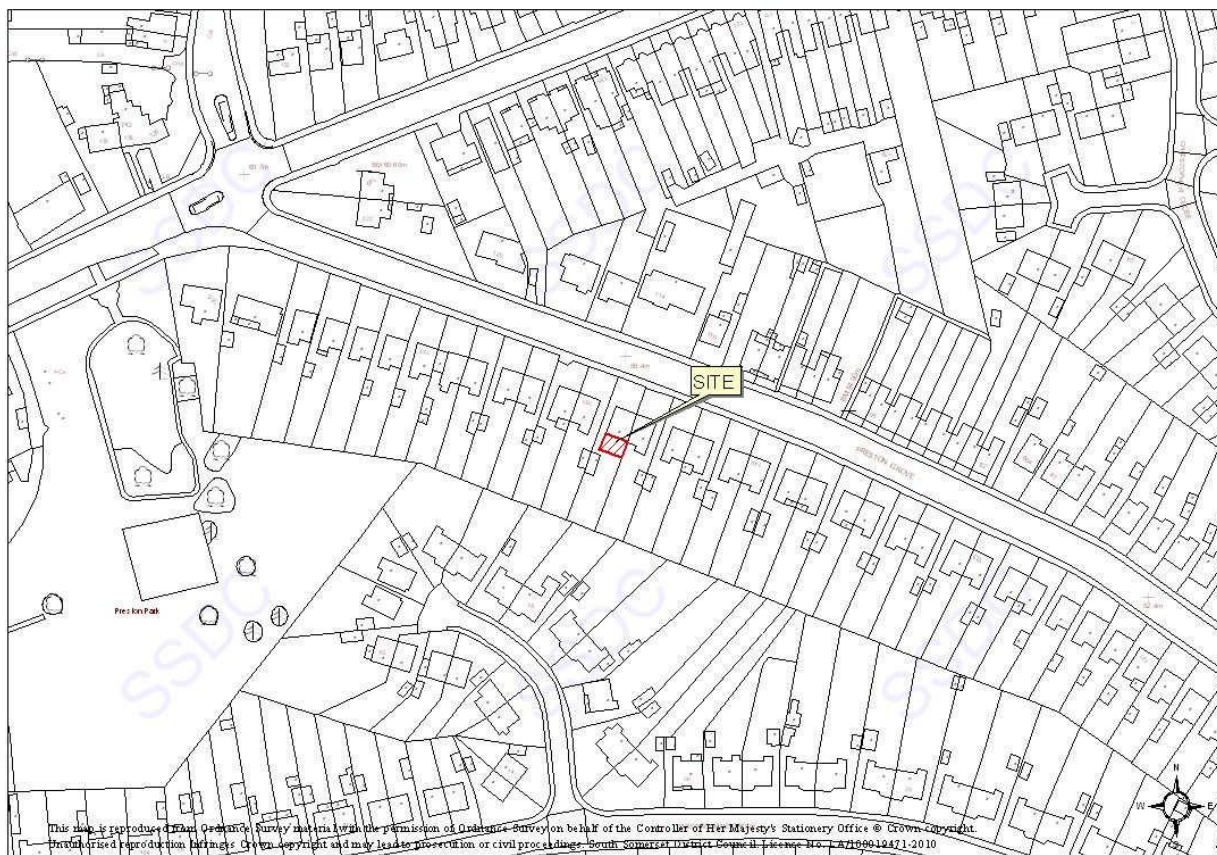
RECOMMENDATION

The observations of the Town Council are invited.

5. Officer Report On Planning Application: 10/02633/FUL

Site Address:	159 Preston Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension to the rear of dwellinghouse (GR 354220/116257)
Recommending Case Officer:	Jane Green
Target date :	2nd September 2010
Applicant :	Mr And Mrs D Findlay
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



159 Preston Grove is a semi detached two storey dwellinghouse constructed of red brick under a plain concrete plain tiled roof. It is set back from the road with driveway to the side leading to a single garage. The property is characterised by bay windows and is located amongst other similar age and designed properties on this south side of the road. The rear garden is of a reasonable size and extends to the south almost 20 metres from the property.

The application seeks planning permission for the erection of a single story extension to the rear of the dwellinghouse. The works will replace the existing modest lean to single storey element to the rear with a gable form single storey extension almost the full width of the rear elevation and measuring 4.6 metres in depth and 4.6 metres to the ridge. Elevations are proposed to match existing wall finishes; roof tiles will be interlocking clay plain tiles and uPVC windows and doors. The roof will see the insertion of 3 rooflights, 1 small window above head height on the west elevation and a door and window on the rear facing elevation.

As a point of interest a slightly larger sized extension exists at the rear of the adjoining property.

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.

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

Area Engineer - No comment
SCC Highways - No observations

REPRESENTATIONS

4 neighbours notified, no representations received to date

CONSIDERATIONS

- 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 neighbour?

RECOMMENDATION

The views of the Town Council are invited

6. Officer Report On Planning Application: 10/02678/FUL

Site Address:	61 Grass Royal Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a detached double garage (GR 356399/116700)
Recommending Case Officer:	Jane Green
Target date :	6th September 2010
Applicant :	Mr Robin Barry
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



61 Grass Royal is a two storey detached dwellinghouse constructed of red brick and characterised by bay windows on the ground floor. It is set back from the road with a small area of hardstanding for one car to the front. To the west of the property there is a gap approximately 2.5 metres wide between the property and the boundary fence which leads to the rear garden. The rear garden is a considerable size at approximately 33 metres by 10 metres wide.

The application seeks planning permission for the erection of a detached double garage to be positioned adjacent to the furthest most boundary to the north. It will measure 7 metres wide, 7 metres in depth and 2.2 metres in height to eaves and 4.8 metres to ridge. To its rear the garage will have a hipped roof, gable form to the front and two single up and over doors on the front elevation. It will be constructed of block and render to all sides except for brick to the front elevation. A double roman tiled roof is proposed. The driveway along the boundary to the garage will be grasscrete leading to a tarmac hardstanding for a large area in front of the proposed garage. A soakaway is proposed in the rear garden area for the direction of water run-off.

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.

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

Area Engineer - Awaiting comments
SCC Highways - Awaiting comments

REPRESENTATIONS

4 neighbours notified, no representations received to date

CONSIDERATIONS

- 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

7. Officer Report On Planning Application: 10/02702/FUL

Site Address:	5 Old Barn Way Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement conservatory to the rear of dwelling (GR 354212/115002)
Recommending Case Officer:	Jane Green
Target date :	8th September 2010
Applicant :	Mr Bamford
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



5 Old Barn Way is a semi-detached single storey property constructed of reconstituted stone under a double roman tiled roof. To the rear of the property lies a modest garden bounded by fencing. Other properties in the vicinity are in the main single storey and many have conservatories to the rear.

The application seeks planning permission for the erection of a replacement conservatory to the rear of the property. It will measure 4.5 metres in depth and almost the full width of the property. The conservatory will be constructed of a white uPVC frame with glazing on a brick plinth. The elevation facing the adjoining property will be solid wall with small windows above to the eaves.

HISTORY

840243 - The erection of 20 houses and 18 bungalows together with garages - Conditionally approved March 1984

831050 - The erection of 20 houses and 18 bungalows - Conditionally approved July 1983

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

Area Engineer - Awaiting comments
SCC Highways - Awaiting comments

REPRESENTATIONS

3 neighbours notified, no representations received to date

CONSIDERATIONS

- 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: 10/02708/FUL

Site Address:	Hinton Coniston Gardens Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory (GR 354974/117404)
Recommending Case Officer:	Jane Green
Target date :	8th September 2010
Applicant :	Mr Goddard
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



Hinton, Coniston Gardens is a chalet bungalow constructed of red brick under a double roman tiled roof. To the rear of the property lies a modest garden bounded by fencing on a brick dwarf wall. The property occupies a corner plot facing Coniston Gardens with its rear elevation orientated towards Marsh Lane. Other properties in the vicinity are in the main detached two storey dwellings.

The application seeks planning permission for the erection of a conservatory to the rear elevation of the property. It will be sited in a recess of the rear elevation to the north side and will square off the building. The conservatory will measure 3.25 in depth and 4.25 metres in width and will be constructed of a uPVC frame with glazing on a brick plinth.

HISTORY

03/00693/OUT - The erection of a chalet bungalow - Conditionally approved May 2003

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

Area Engineer - Awaiting comments
SCC Highways - Awaiting comments

REPRESENTATIONS

6 neighbours notified, no representations received to date

CONSIDERATIONS

- 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?

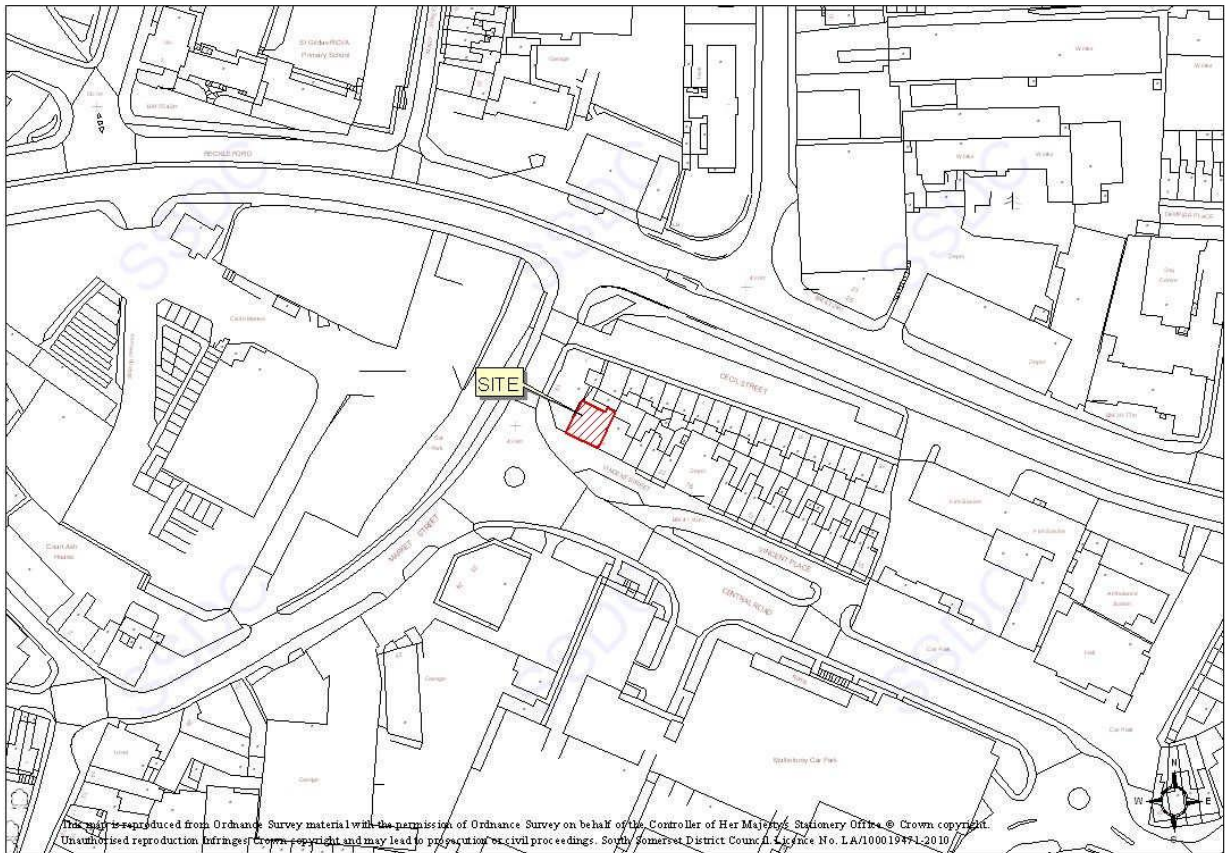
RECOMMENDATION

The views of the Town Council are invited

9. Officer Report On Planning Application: 10/02737/FUL

Site Address:	28 Vincent Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The Use of premises as a toning studio and carrying out of internal and external alterations and the installation of a new shop front. (GR 355882/116184)
Recommending Case Officer:	Alex Skidmore
Target date :	9th September 2010
Applicant :	Kingswick Properties LTD
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking change of use of the premises to a toning studio and to carry out alterations to the front of the building at ground floor level.

28 Vincent Street is currently occupied by an art / framing shop and is located within a defined development area and is within Yeovil's Town Centre cordon. The premises are mid-terrace with a beauticians adjoining to the east and a fish and Chip shop to the west with residential properties to the rear. The property is partially screened from Central Road to the front by some mature trees. The parking along Vincent Road is restricted to resident permit holders only however the premises are well served by nearby public car parks.

HISTORY

10/02372/FUL: Carrying out of internal and external alterations and installation of a new shop front. Withdrawn.

02/00936/FUL: Installation of two security grilles to shopfront. Refused 2002.

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 (Adopted 2006):
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 MC7 - Design in Town Centres
 South Somerset District Council's Supplementary Planning Document:
 The Design of Shopfronts, Signs and Security Measures

CONSULTATIONS

Technical Services: No comment
 County Highways: No observations
 Yeovil Town Centre Manager: No comments received at the time of writing this report
 Regeneration Officer (South): No comments received at the time of writing this report

REPRESENTATIONS

A site notice has been erected and 14 neighbours have been notified. No comments had been received at the time of writing this report.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Impact upon the character and appearance of the area.
- Impact upon the residential amenities of neighbouring properties.
- Impact of the change of use upon the economic vitality and viability of the town centre.
- Impact upon parking and highway safety.

RECOMMENDATION

The observations of the Town Council are invited.

10. Officer Report On Planning Application: 10/02746/FUL

Site Address:	5 Russet Way Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a two storey rear extension to dwellinghouse. (GR 353848/114809)
Recommending Case Officer:	Simon Fox
Target date :	1st September 2010
Applicant :	Mr & Mrs A J Bicknell
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site comprises a red-brick detached dwelling. The proposal seeks to remove a conservatory and extend the property to the rear with a two-storey gable. The extension would stretch across approximately two-thirds of the rear elevation and project outwards by 3.6m; this would be level with an existing kitchen projection. Matching materials are proposed. A landing window will also be repositioned in the west-facing gable of the main dwelling.

HISTORY

94/02813/FUL: The erection of a one metre high boundary wall: Application Permitted: 01/05/1995

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.

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

National Guidance

PPS1 - Sustainable Development

CONSULTATIONS

No consultation responses had been received at the time of submitting this report.

The following bodies have been notified:

Highways Authority 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?
- Is the development visually acceptable in design terms?
- Does the proposal impact upon adjoining properties?

Following a visit to site it is evident a similar extension has been added to No. 7 (next door), via application 04/01245/FUL.

RECOMMENDATION

The views of the Yeovil Town Council are invited.

11. Officer Report On Planning Application: 10/02749/FUL

Site Address:	84 St Michaels Avenue Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse. (GR 343377/116853)
Recommending Case Officer:	Jane Green
Target date :	1st September 2010
Applicant :	Mr & Mrs R Dash
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



84 St Michaels Avenue is a two storey terraced dwellinghouse constructed of red brick under a concrete profile tiled roof. It occupies an elevated position, on the east side of the road, and is set back from the road with hardstanding for one car to the front. The property is a typical example, in age and design, of a property on St Michaels Avenue. The rear garden is of a reasonable size and extends to the east for approximately 18 metres from the property. It is bounded with fencing to the south, and established planting to the east and north.

The application seeks planning permission for alterations and the erection of a single storey rear extension to the dwellinghouse. The works will involve the removal of the existing infill conservatory to make way for a courtyard area in its place. The new single storey extension will extend almost the full width of the property and measure 4 metres in depth and 3.6 metres to its highest point. It will be constructed of matching brick to all elevations under a slate covered hipped roof. The new windows will be white uPVC frames to match the existing dwelling.

HISTORY

98/02745/FUL - The formation of joint parking spaces - Conditionally approved February 1999

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

Area Engineer - No comment
SCC Highways - No observations

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

- 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 neighbours?

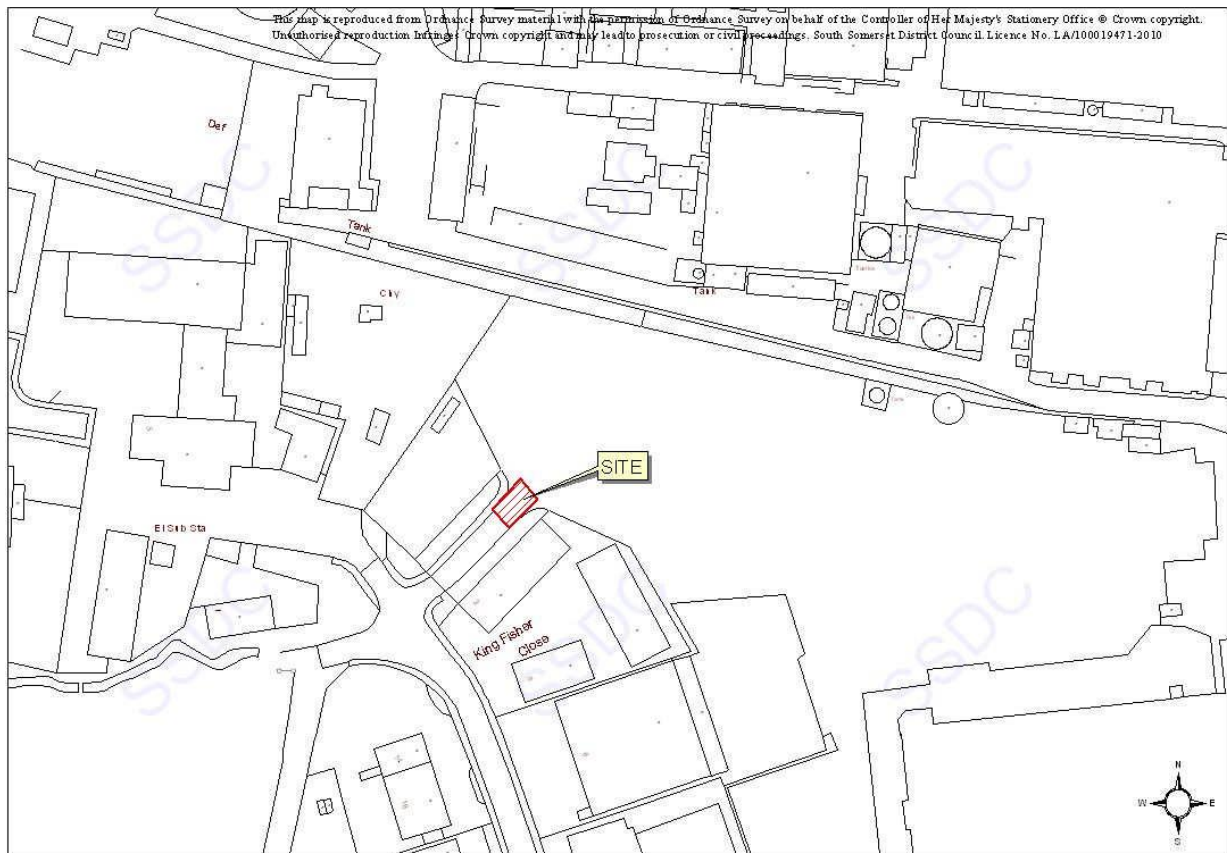
RECOMMENDATION

The views of the Town Council are invited

12. Officer Report On Planning Application: 10/02750/FUL

Site Address:	Wharf Gate And B & Q Car Park Agusta Westlands Lysander Road
Ward :	Yeovil (South)
Proposal :	The installation of traffic control barriers and 1 No. 5 metre high CCTV camera pole (GR 354083/115335)
Recommending Case Officer:	Simon Fox
Target date :	2nd September 2010
Applicant :	Agusta Westland
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The proposal seeks to install traffic control barriers to two vehicular access points to the Augusta Westland site. The two access points concerned are the ones off Gazelle Road and via the north of the B&Q store off Lysander Road. The former location will also be provided with a CCTV camera mounted on a 5m high pole.

HISTORY

The site has a lengthy and complex planning history. The following applications are of relevance to this planning application:

98/02789/FUL: The extension to existing car parking facilities and the change of means of access to extension and part of existing car parking facilities: 12.08.1999

08/04526/FUL: The permanent retention of 149 car parking spaces: 22.12.2008

POLICY

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

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review, and 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

National Guidance

PPS1 - Sustainable Development

CONSULTATIONS

No consultation responses had been received at the time of submitting this report.

The following bodies have been notified:

Highways Authority and Technical Services.

REPRESENTATIONS

A number of adjacent properties have been notified and a site notices erected at the respective entrances. 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?
- Is the development visually acceptable in design terms?
- Does the proposal impact upon adjoining properties?
- Does the development cause a highway impact?

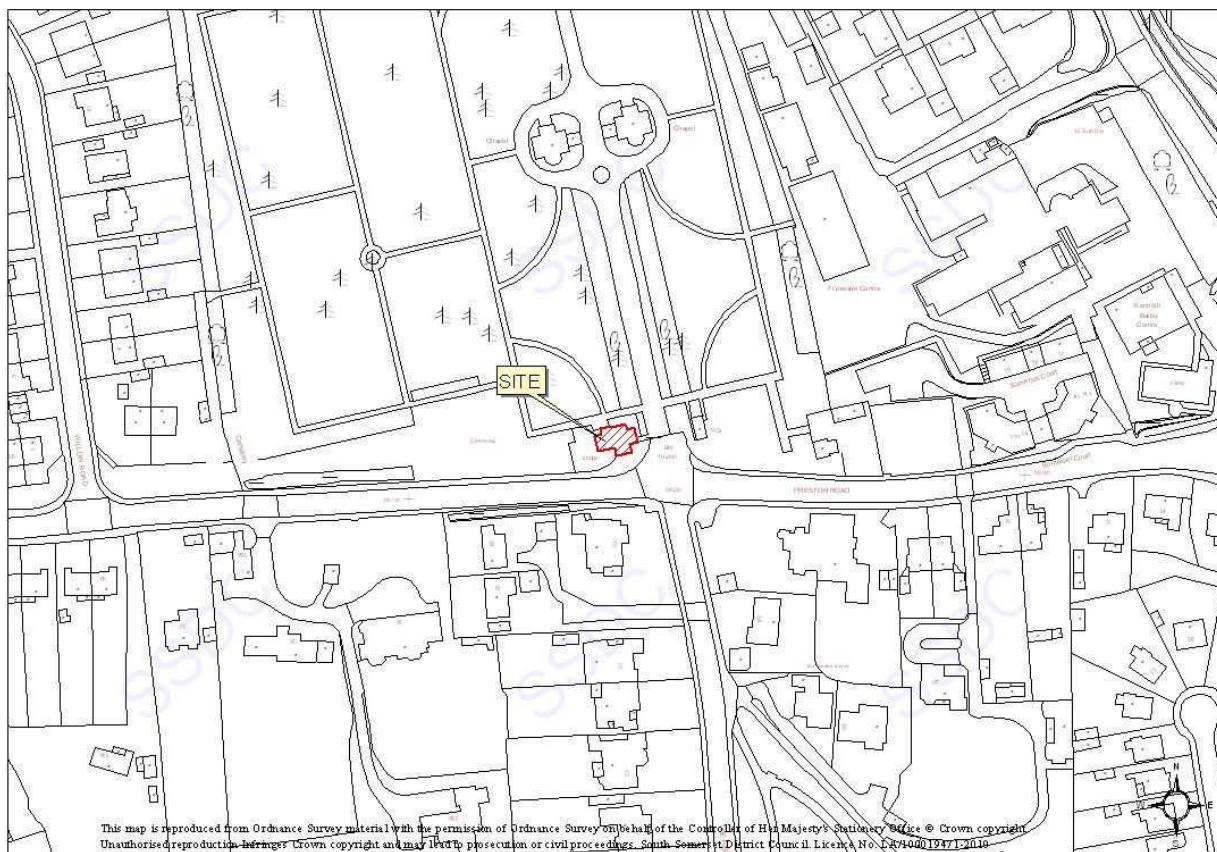
RECOMMENDATION

The views of the Yeovil Town Council are invited.

13. Officer Report On Planning Application: 10/02753/FUL

Site Address:	Cemetery Lodge Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and the construction of an external disabled access ramp. (GR 355103/116495)
Recommending Case Officer:	Alex Skidmore
Target date :	3rd September 2010
Applicant :	Yeovil Crematorium & Cemetery Committee
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



This application is seeking to carry out alterations to the access area and construct a disabled access ramp to the front of the building.

Cemetery Lodge is a Grade II listed building located at the entrance to the cemetery on Preston Road and is situated within a defined development area and conservation area. The main entrance to the lodge faces on to the cemetery access road with two possible approaches both of which include a number of steps. The existing approach to which the proposed alterations relate is constructed from concrete with a simple relatively low metal hand rail which whilst fairly unobtrusive is not particularly in keeping with the character of this Victorian building.

HISTORY

09/03992/LBC: Carrying out of internal alterations to ground floor. Permitted 2009.

05/02311/FUL: Erection of a 2 metre high close board timber fence and matching personnel gate. Permitted 2005.

05/02312/LBC: Erection of a 2 metre high close board timber fence and matching personnel gate. Permitted 2005.

04/02628/FUL: Installation of impact resistant polycarbonate protective screening to windows. Permitted 2004.

04/02588/LBC: Installation of impact resistant polycarbonate protective screening to windows. Permitted 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 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 9 - Historic Environment

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EH3 - Change of Use of Listed Buildings and Alterations to Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

CONSULTATIONS

Technical Services: No comment

County Highways: No observations

Conservation Officer: No comments received at the time of writing

REPRESENTATIONS

The application has been publicised within the Western Gazette and a site notice has been erected, three near neighbours have also been notified of the proposed development. No written representations had been received at the time of writing this report.

CONSIDERATIONS

Principle considerations:

- Impact of proposal upon the special architectural and historic qualities of this listed structure and the setting of the surrounding cemetery.
- Impact upon the character of the streetscene and surrounding conservation area.
Impact upon the existing access, parking and highway safety.

RECOMMENDATION

The observations of the Town Council are invited.

14. Officer Report On Planning Application: 10/02813/S73

Site Address:	10 Everton Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Application to vary condition No. 5 of planning approval

	07/02098/FUL to amend drawings 0406-1 Rev C, 0406-3 Rev 3 and 0406-4 Rev B (GR 355278/115714)
Recommending Case Officer:	Simon Fox
Target date :	3rd September 2010
Applicant :	Mrs Vanessa Hatton-Woods
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



No. 10 Everton Road is currently subject to building works to complete the refurbishment of No. 10 itself and the construction of three flats alongside permitted by application 07/02098/FUL.

This application, made under Section 73, seeks amendments to the approved drawings to omit the conversion of the loft space of No. 10 Everton Road, remove the associated dormer to the front elevation and rooflights to the rear elevation; and change the floor plans of the first and second floor flats. The second floor flat, contained within the roofspace becomes a one-bed flat instead of a two-bed flat due to the omission of the loft conversion to No. 10. The proposal also includes the installation of two additional roof windows on the rear elevation roofslope to this second floor flat.

HISTORY

10/02368/NMA: Application of a non-material amendment to planning application 07/02098/FUL: Refused: 24/06/2010
07/02098/FUL: The erection of 3 no. flats and a garage: Application permitted with conditions: 14/08/2007
03/00187/COU: The change of use of premises from offices (Use Class B1) to a domestic dwelling (Use Class C3): Application permitted with conditions: 24/03/2003
01/02668/FUL: Alterations, the erection of a two-storey extension and the provision of additional car parking: Application permitted with conditions: 30/11/2001
00/01088/FUL: The carrying out of alterations, the erection of extensions to premises and use of garden area as an extension to the existing car park: Application permitted with conditions: 26/07/2000
Pre-2000 history exists.

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.

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

National Guidance

PPS1 - Sustainable Development

CONSULTATIONS

No consultation responses had been received at the time of submitting this report.

The following bodies have been notified:

Highways Authority 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?
- Is the development visually acceptable in design terms?
- Does the proposal impact upon adjoining properties?

RECOMMENDATION

The views of the Yeovil Town Council are invited.

PLANNING DECISIONS

- 10/01268/FUL** The erection of 3 No. dwellinghouses with associated access and parking facilities. At Land Rear of 55 – 61 Preston Grove Yeovil Somerset BA20 2BJ. Applicant Brookvale Homes.
- APPROVED** subject to conditions.
- The proposal, by reason of the layout, size, scale and materials, respects the character of the area causes no demonstrable harm to residential amenity, will not exacerbate or lead to any flooding issues and contributes towards the necessary provision of a cycle/foot bridge in accordance with the aims and objectives of policy ST5 and ST6 of the South Somerset Local Plan (adopted April 2006)
- 10/01831/FUL** The installation on a new shop front, air conditioning units, siting of satellite dishes and the erection of a front extension to premises at 94A Lyde Road Yeovil Somerset BA21 5DP.
- APPROVED** subject to conditions.
- 10/01897/FUL** Alterations and the erection of a first floor extension to rear of dwellinghouse at 22 Ashford Grove Yeovil Somerset BA21 4PQ. Applicant Mr P J Barton.
- APPROVED** subject to conditions.
- 10/01907/FUL** Alterations and the erection of a new entrance and porch with access ramp at The Balidon Centre Summerlands Hospital Preston Road Yeovil Somerset. Applicant Somerset Partnership NHS Trust.
- APPROVED** subject to conditions.
- 10/01928/ADV** The display of an internally illuminated fascia sign, an externally illuminated projecting sign, 2 No. non illuminated signs and 1 No. internally illuminated ATM header sign at 32 Vicarage Walk Yeovil Somerset BA20 1EX. Applicant Mr Richard Teates.
- APPROVED** subject to conditions.
- 10/01954/FUL** The erection of two storey and single storey extension and a conservatory to dwellinghouse at 9 three Corner Mead Yeovil Somerset BA21 3RR. Applicant Mr Shaun Pitt-Kerby.

APPROVED subject to conditions.

10/02193/FUL Erection and rear extension at 154 St Michaels Avenue Yeovil Somerset BA21 4LL. Applicant Mr and Mrs K J Perry.

APPROVED subject to conditions.

10/02372/FUL The carrying out of internal and external alterations and the installation of a new shop front to proposed toning studio at 28 Vincent Street Yeovil Somerset BA20 1JQ. Applicant Kingswick Properties LTD.

APPLICATION WITHDRAWN

Report Table for Town Council 2 August 2010

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
10/02548/ADV	19 Middle Street	Display of 4 internally illuminated fascia signs and 4 internally illuminated projecting 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?
10/02361/ADV	New Look, Ivel Square, Yeovil	Display of 4 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?
10/00809/LBC	Cemetery Lodge, Preston Road, Yeovil	Alterations and construction of external disabled access ramp	None received at time of writing.	<ul style="list-style-type: none"> • Impact upon the setting, character and setting of the Grade II listed lodge building.
10/02445/ADV	Mcdonalds, Lysander Road, Yeovil	Display of two internally illuminated totems	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?

DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF FOOTBALL AND CRICKET PITCHES AT WESTFIELD COMMUNITY SCHOOL, YEOVIL

Background

The project has been formed from a condition of planning permission for the Yeovil Oaklands new school project, Ref: 07/05495/R3C. This condition states the following;

Condition No. 21. "Prior to 30 September 2011 an adult size football pitch 90-120m long by 60-90m wide, details of which shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England, shall be constructed and laid out in accordance with the guidance note "Natural Turf for Sport" and suitable for use on the site currently occupied by Westfield Infants School"

The pitches are to be constructed on the site of Westfield Infants school, which has been amalgamated with Parcroft Junior School to form the new Oaklands School. Westfield is due to be demolished during the school holidays 2010 with the intention to construct the sports pitches following on from the demolition.

Proposals

The proposal is to construct a full size senior football pitch and a cricket outfield with artificial pitch adjacent to it. The football pitch and cricket outfield will overlap due to space constraints, but as the two sports are played in different seasons this will not create any issues.

The site is currently sloping North to South and dips considerably in the centre. Therefore a process of cut and fill will need to take place in order to provide a level playing surface. The proposal is to create a cross-fall of between 1:80 to 1:60. While 1:100 is ideal, this is still within Sport England guidelines.

A drainage scheme has been designed to meet with the requirements of Sports England guidance and all surface water will be collected and discharged into the existing storm water system on site. It is predicted that outflow will be less than the present volume of water as non-permeable surfaces on site will be replaced with grass, which will slow run-off rates considerably. A French Drain has been proposed along the top of the Southern boundary bank to intercept any small amounts of run-off not collected and prevent it from running down the bank towards the boundary wall.

A 2.75m high green weld-mesh fence will be erected along the Southern boundary. This is intended to protect the proposed bank from users running down it and retain footballs and cricket balls.

There are a number of trees to be lost in order to construct the pitches, as detailed in the tree survey report and on Plan A. While this is unfortunate, it is essential to allow adequate space. None of the trees to be lost is of high significance, so it is not considered have a major impact.

Several of the young trees on site will be relocated to the West of the football pitch. The work is due to take place on site in the Autumn, which will give the relocated trees a good chance of survival.

The pitches will be maintained by the main contractor for a period of 12 months from completion. This will include a regime of grass cutting, rolling and fertilising to produce a grass sward capable of allowing full use in September 2011 when it will be formally handed over to Westfield Community School.

Planning Fee

Please charge the planning application fee to code 09C020A 80812.

Chris Winn
Landscape Architect
SW1 Property & FM
23rd June 2010

APPLICATION FOR CONSTRUCTION OF SPORTS PITCHES AT WESTFIELD COMMUNITY SCHOOL YEOVIL

SUPPLEMENTARY INFORMATION

Importation of Topsoil

While the majority of topsoil used for the project will be derived from the cut and fill operation, there will be a deficit to make up due to the building being demolished. The building will be removed down to 500mm below the existing ground level in order to remove all services and concrete rafts. Therefore topsoil will need to be imported to make up the difference.

It is estimated that approx. 3,589m³ of grade 1 screened topsoil will be imported onto site to make up the levels. This should equate to approx. 155 vehicle loads, of which we would expect delivered at a frequency of 10-15 vehicles per day.

The specification given to contractors to tender for the work is as follows;

Texture: BS3882:2007 General Purpose Topsoil

Organic matter: Approx. 5%.

Crumb structure: To be made of discernable crumbs. Typically 2-7mm diameter each comprising an aggregation of soil particles.

Stone content: Minimal, no stones with diameter greater than 25mm in any direction.

Weed content: Free of pernicious weeds and pernicious weed seed.

Foreign matter: On visual inspection free of fragments, sharps, weed roots, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay, vegetation or similar.

Community Use

The pitch situated on the old Parcroft School site (now Oaklands School) was previously used by a community football club. This club has relocated to a new pitch elsewhere in Yeovil while the new school was being constructed. There is no room on the Oaklands site to relocate this pitch, which is why this new pitch at Westfield has been requested as a planning condition for Oaklands.

Westfield School do not currently have a community football club ready to use the facility when it is opened, but it is intended for the facility to be open for community use. Therefore the school will be open to negotiations with any club that may wish to share the use of the new pitch.

While there were changing facilities available at the previous site, there is no intention at this time to provide additional facilities (changing, toilets etc.) because no club is in discussion with the school. This would of course form part of the negotiations as and when a club approaches the school.

Lighting

The field will not be flood-lit.

Chris Winn
Landscape Architect
SW1 Grounds & Landscape Section.
8th July 2010

FLOOD RISK ASSESSMENT

Construction of Sports Pitches at Westfield Community School

Westfield Community School is not in a high risk flood risk area, but the proposal exceeds 1 hectare so requires a flood risk statement to be submitted.

On page 26 of Planning Policy Statement 25: Development and Flood Risk, Table D2 provides a list of Water-compatible Development.

It states that amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms are covered under water-compatible Development.

In this scheme it is proposed that existing hard surfaces and buildings are to be replaced with natural grass surfaces with an in built drainage system.

Due to the sites non-porous surfaces being replaced with permeable surfaces, it is considered that the flood risk from run-off will reduce. All water intercepted in the drainage system will be disposed of via the existing storm water drainage system. It is predicted that the volume of water currently being sent into the storm water system will reduce as a proportion will naturally soak-away in the grass areas before reaching the drainage pipes.

Chris Winn
Landscape Architect
SW1 Property & FM
7th July 2010