



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 16 June 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

10 June 2014

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

To: All Members of the Planning and Licensing Committee

Kris Castle

Philip Chandler (Vice-Chairman)

David Dollard

Andrew Kendall

Mike Lock (Ex-officio)

Manny Roper

Darren Shutler (Chairman) (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 meetings held on 2 June 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 23)

5. REPORT TABLE (Page 24)

6. PLANNING DECISIONS (Page 25)

7. CORRESPONDENCE

	Application No	Proposal	Address
1	14/02100/LBC	The carrying out of internal and external alterations to convert existing integral garage into a habitable room (GR 353870/115965)	Watercombe Farm Watercombe Lane Yeovil
2	14/02397/S73A	Application to vary condition 2 of planning approval 04/00624/COU to increase the number of children from 30 to 46 at any one time (Retrospective) (GR 354448/116411)	89 Preston Road Yeovil Somerset
3	13/04776/FUL	Alterations and the formation of a front dormer window (GR 353851/116263)	10 Stratford Road Yeovil Somerset
4	14/01466/FUL	The erection of a front entrance porch to dwellinghouse (GR 356254/116395)	66 Southville Yeovil Somerset
5	14/01939/FUL	The erection of a two storey side extension to dwellinghouse (GR 354774/114530)	New House Lower Turners Barn Lane Yeovil
6	14/02034/FUL	The retention of a temporary elliott unit (GR 356570/116487)	Pen Mill County Infant School St Michaels Avenue Yeovil
7	14/02052/FUL	Demolition of existing garage and conservatory and the erection of a single storey side and rear extension including an integral garage (GR 355706/117429)	45 Glenthorne Avenue Yeovil Somerset
8	14/02375/FUL	The erection of a single storey rear extension. (GR 355675/116437)	20 Mitchelmore Road Yeovil Somerset

PLANNING MEETING
MONDAY 16 June 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

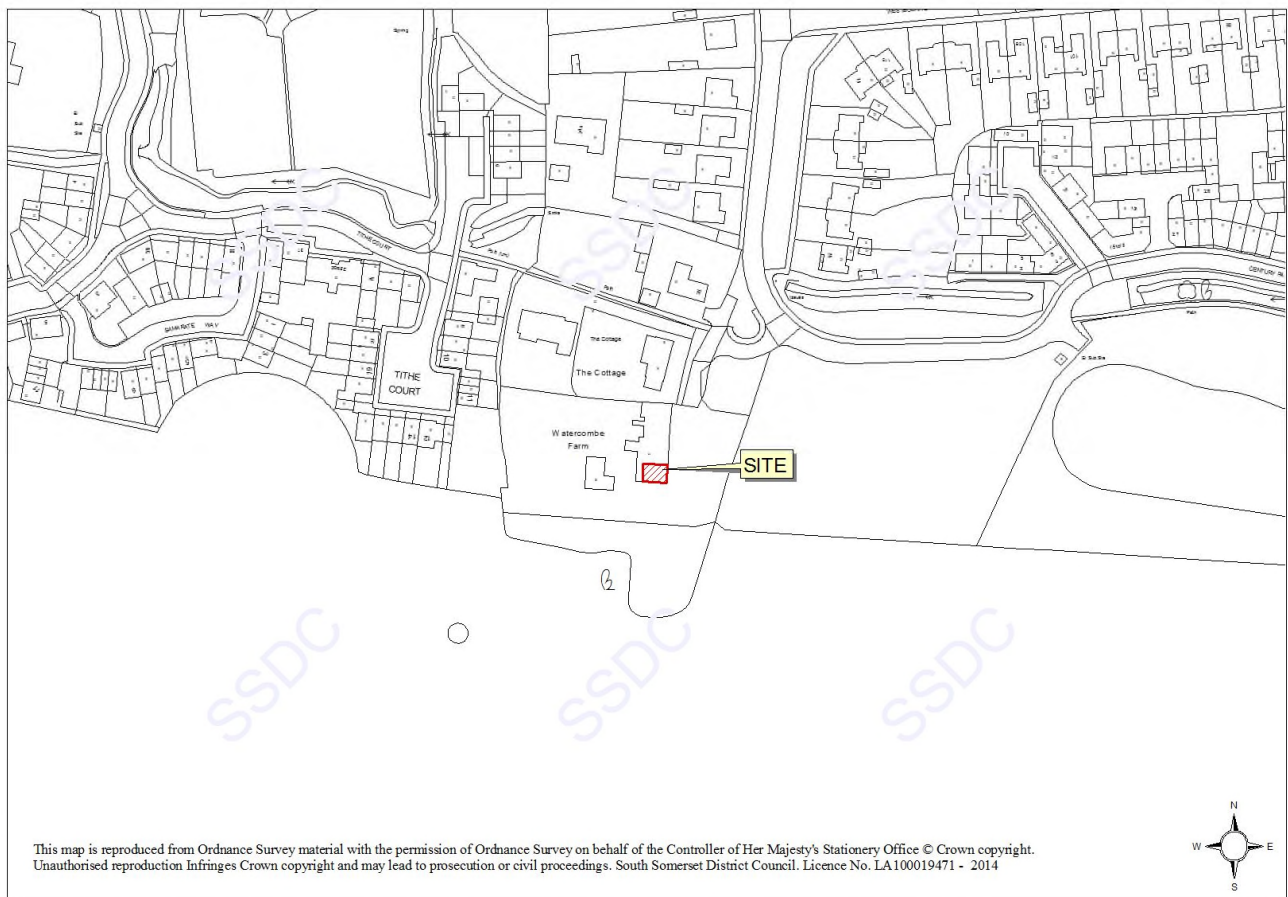
LEVEL 3 APPLICATIONS

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: 14/02100/LBC

Site Address:	Watercombe Farm Watercombe Lane Yeovil
Ward :	Yeovil (South)
Proposal :	The carrying out of internal and external alterations to convert existing integral garage into a habitable room (GR 353870/115965)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	23rd July 2014
Applicant :	Mr Chamblor
Type : 15	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



The site is located within the development area of Yeovil, and comprises a Grade II listed hamstone farmhouse.

The application proposes the conversion of an existing lean-to garage to a ground floor en-suite bedroom. No additional openings are proposed. The existing up-and-over garage door is to be replaced with glazed timber doors. Various works, including

repointing of stonework, erection of a stud partition, introduction of dry lining insulation, new ceiling and reopening of an old doorway are proposed internally.

RECENT HISTORY

11/04014/LBC - The carrying out of external alterations to change a window into a doorway on west elevation - conditional approval - 24/11/2014

07/01971/LBC - Demolish outbuildings and erection of a single storey garden room - conditional approval - 31/05/2007

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building; park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Saved policies of the South Somerset Local Plan (adopted 2006)

EH3 - Alterations to listed buildings

CONSULTATION

CONSERVATION OFFICER: Awaiting response

REPRESENTATIONS

None received at time of writing this report.

CONSIDERATIONS

- Does the proposal have an acceptable impact on the character and appearance of the listed building?

RECOMMENDATION

The view of the Town Council is invited.

2. Officer Report On Planning Application: 14/02397/S73A

Site Address:	89 Preston Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Application to vary condition 2 of planning approval 04/00624/COU to increase the number of children from 30 to 46 at any one time (Retrospective) (GR 354448/116411)
Recommending Case Officer:	Jane Green
Target date :	15th July 2014
Applicant :	Mrs Helen Jones
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



Little Rascals, 89 Preston Road operates as a children's nursery which has been established for many years. It is constructed of buff coloured brick with timber cladding where the elevations meet the flat roof. The building is located on the south side of the road in a relatively unobtrusive position due to the low height of the building and its lower ground level than the road. To the west of the building is a pedestrian access which leads

to the car park and University building run by Yeovil College to the rear. There are a number of established trees in the vicinity, which add to the leafy ambiance of the built up area. The area consists of a mix of educational, retail and other commercial, places of worship and residential properties.

The application seeks retrospective planning permission to vary condition 2 of planning approval 04/00624/COU to increase the number of children from 30 to 46 at any one time. The applicant states that the car park has been increased by two spaces and the road access remains the same. The nursery has been registered with Ofsted for 46 children since June 2009.

As part of planning application 10/014803/FUL an extension was approved in June 2011 which added 41.5 square metres of floor space which provided extra space for staff, administration and kitchen facilities, which in turn created more of the existing space for the children.

HISTORY

In most recent years:

10/04803/FUL - The erection of an extension to existing day nursery - Application permitted with conditions June 2011

04/01475/FUL - The erection of a single storey extension, and the formation of a new access and car parking area - Application permitted with conditions July 2004

04/00624/COU - The change of use from offices (use class B1) to children's nursery (use class D1) - Application permitted with conditions June 2004

03/01651/FUL - The conversion of a former nursery into a bungalow - Application permitted with conditions July 2003

95/07465/FUL - The change of use from local authority offices and day nursery to use class B1 (office, research and development, light industrial) - Application permitted with condition November 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.

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 April 2006)
ST5 (General Principles of Development)
ST6 (Quality of Development)

TP6 (Non Residential Parking Provision)

CONSULTATIONS

SCC Highways - Awaiting response

Environmental Protection Unit - Awaiting response

Yeovil Town Council - Observations sought

REPRESENTATIONS

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

CONSIDERATIONS

Principle of Development

This is an extension to a community facility within a development area and the principle is therefore acceptable. The main consideration of the application lies with policy ST5 and ST6 of the Local Plan, namely:

- Effect upon residential amenity
- Highway safety / Parking provision

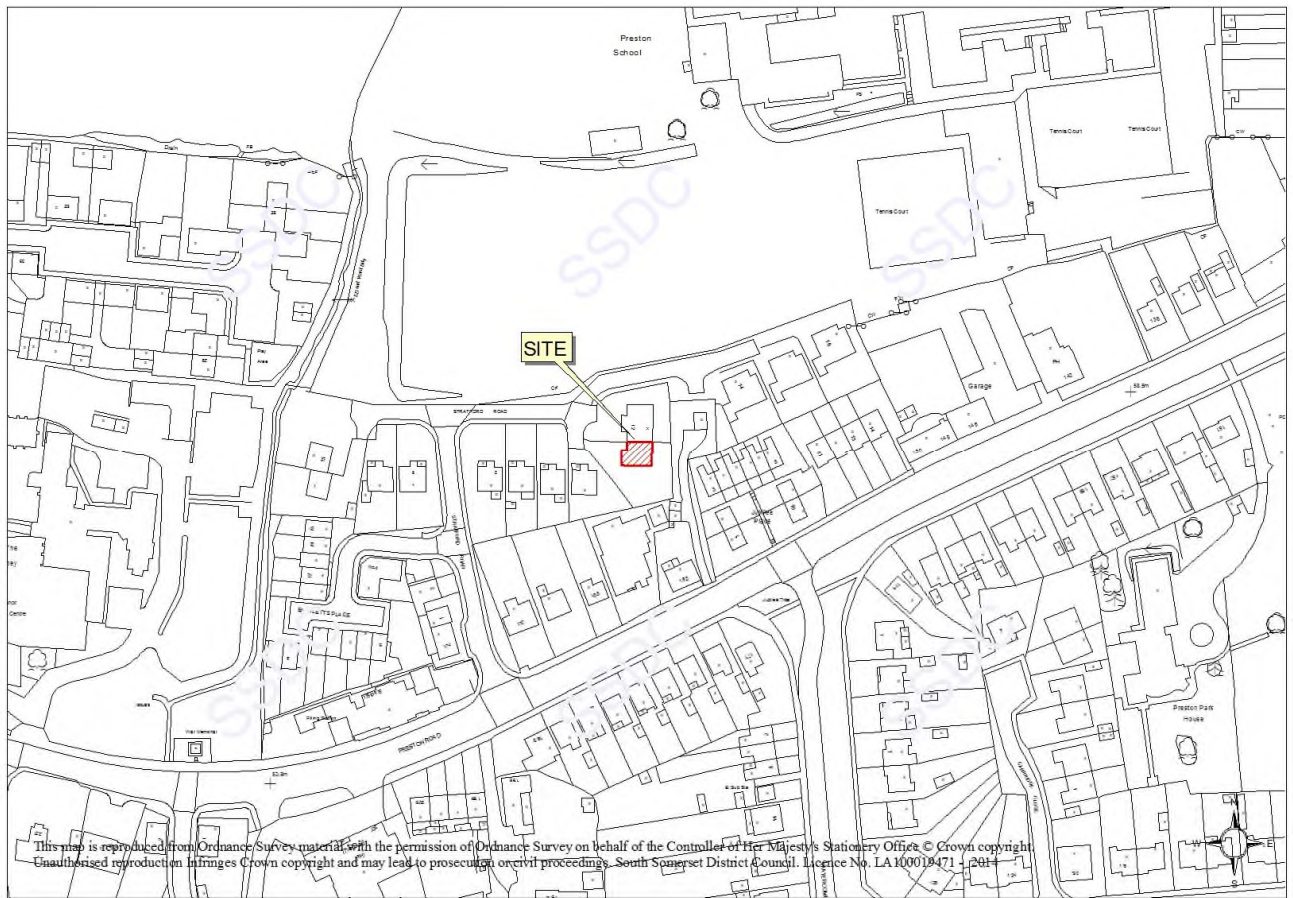
RECOMMENDATION

The views of the Town Council are invited.

3. Officer Report On Planning Application: 13/04776/FUL

Site Address:	10 Stratford Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the formation of a front dormer window (GR 353851/116263)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	18th July 2014
Applicant :	Miss Chrissie McDonald
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within the development area of Yeovil, and relates to a semi-detached chalet bungalow constructed of reconstituted stone under a concrete tile roof. The application proposes the construction of a front former window, with tiles and glazing to match the existing property.

The garage is also to be converted to a kitchen diner. However, this will be carried out as permitted development.

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 - Awaiting response

REPRESENTATIONS

None received at time of writing this report

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSIDERATIONS

- Does the development have an acceptable impact on the visual amenity of the surrounding area?
- Does the development have an acceptable impact on the residential amenity of neighbouring properties?

RECOMMENDATION

The view of the Town Council is invited.

4. Officer Report On Planning Application: 14/01466/FUL

Site Address:	66 Southville Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a front entrance porch to dwellinghouse (GR 356254/116395)
Recommending Case Officer:	Jane Green
Target date :	24th July 2014
Applicant :	Mr Mark Threlfall
Type : 13	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



66 Southville is an end of terrace two storey property constructed of red brick under a slate tiled roof. It is located on the east side of the road and is surrounded by similar designed and age residential properties. One off road parking space exists which will not be affected by the proposal.

The proposal seeks planning permission for the erection of a front entrance porch to measure 2.5 metres wide and 1.5 metres deep and of materials to match the existing dwellinghouse.

Permission is required as the proposal measures more than 3 square metres which is allowed under permitted development rules.

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 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

Yeovil Town Council - Observations sought
Highways Authority - Observations sought
Environmental Protection Unit (within historic landfill buffer zone) - Observations sought

REPRESENTATIONS

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

CONSIDERATIONS

This is an extension 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 extension subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Does the proposal cause demonstrable harm to the residential amenities of the existing or neighbouring householders?

RECOMMENDATION

The views of the Town Council are invited.

5. Officer Report On Planning Application: 14/01939/FUL

Site Address:	New House Lower Turners Barn Lane Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a two storey side extension to dwellinghouse (GR 354774/114530)
Recommending Case Officer:	Jane Green
Target date :	23rd July 2014
Applicant :	Mr Roger Spencer
Type : 13	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



New House, Lower Turners Barn Lane is a two storey detached dwellinghouse constructed of reconstituted stone under a concrete interlocking tiled roof. It is located on the east side of the road and is surrounded by residential properties of differing ages and designs in large plots.

The proposal seeks planning permission for the erection of a two storey extension to the side of the dwellinghouse located behind an existing double garage. It would project 6.72 metres and would be of a depth of 4.625 metres and its ridgeline would be approximately 1 metre lower than the original property. Its materials would match the existing dwellinghouse.

Permission is required as it is a two storey extension and is also more than half the width of the original dwellinghouse.

HISTORY

14/01151/PREAPP - Two storey extension March 2014

882612 - Reserved Matters (872609) Dwellinghouse and double garage - Conditionally approved August 1988

872609 - Outline: The erection of a dwelling - Conditionally approved November 1987

POLICY

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

The 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

Yeovil Town Council - Observations sought

Highways Authority - Observations sought

REPRESENTATIONS

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

CONSIDERATIONS

This is an extension 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 extension subservient and 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?

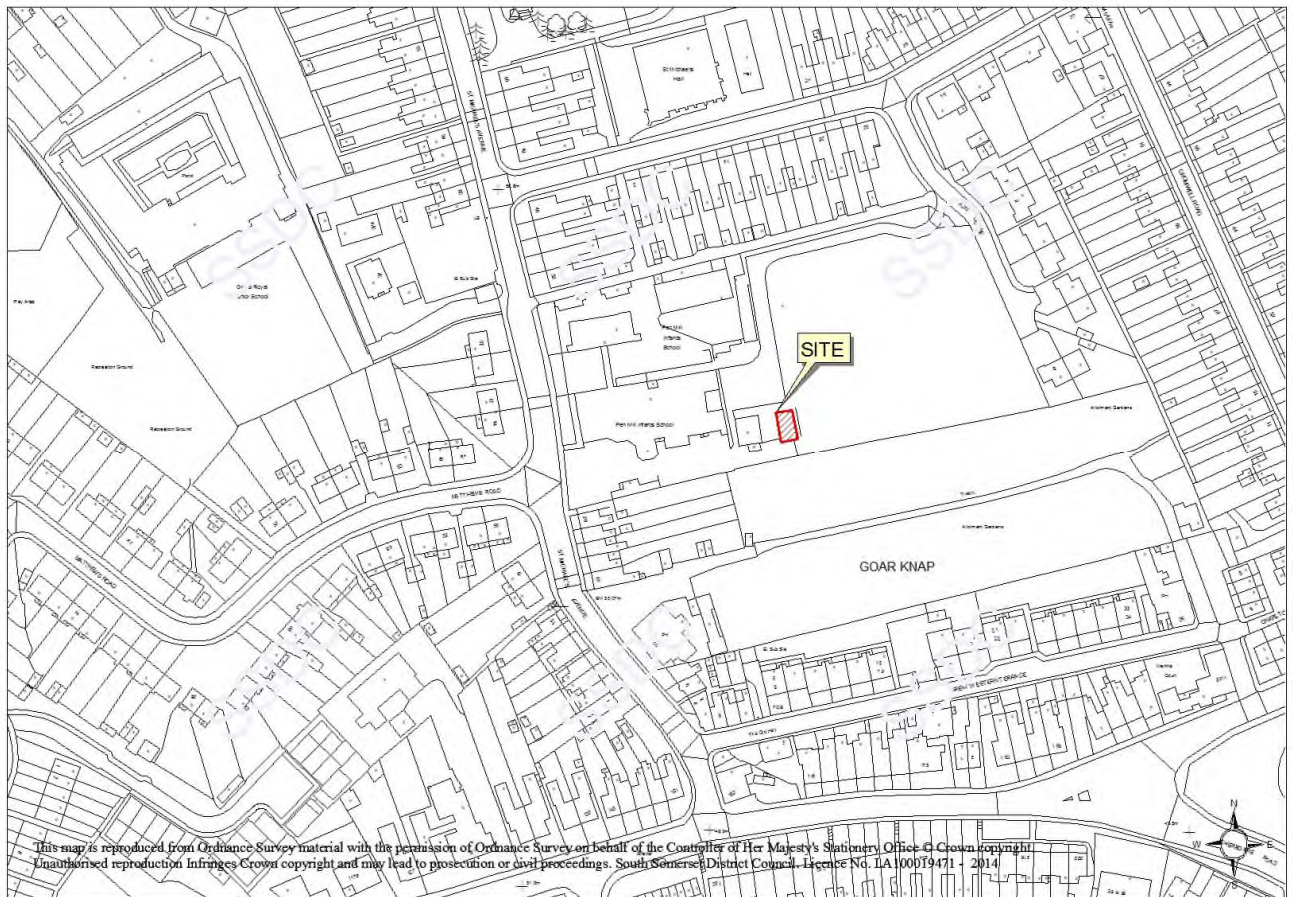
RECOMMENDATION

The views of the Town Council are invited.

6. Officer Report On Planning Application: 14/02034/FUL

Site Address:	Pen Mill County Infant School St Michaels Avenue Yeovil
Ward :	Yeovil (East)
Proposal :	The retention of a temporary elliott unit (GR 356570/116487)
Recommending Case Officer:	Jane Green
Target date :	18th July 2014
Applicant :	Pen Mill Infant And Nursery Academy
Type : 10	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Pen Mill County Infants School is located off St Michael's Avenue. The site comprises the main school building together with various portakabin classrooms, hard standing playground areas, and a large playing field to the east of the site.

The application is seeking planning permission for the retention of a temporary Elliott unit reference E684 measuring approximately 11 metres x 12.3 metres x 2.7 metres in height. The plans show an access ramp leading to a door on the south elevation and a door on the north elevation.

The unit is sited to the south-east of the school building alongside an existing Pratten Unit. This Elliot unit has been the subject of previous repeat permissions and has occupied this position for more than ten years.

HISTORY

12/03688/R3C - Replacement of 4 No. windows - SSDC raise no objections

12/02280/R3C - The retention of a modular building - SSDC raise no objections

09/02125/R3C - Renewal of planning permission for an 8 bay temporary classroom unit - application permitted with conditions

09/01269/R3C - Retention of temporary Elliott Unit - Application permitted with conditions

07/02304/R3C - The erection of a new 4 bay temporary building to replace existing -SSDC raise no objections

04/03052/R3C - the installation of new play equipment - SSDC raise no objections

04/00813/R3C - Replacement of existing HORSIA building and adjacent toilet block with new eight bay temporary building - SSDC raise no objections

03/02162/R3C - The removal of an existing temporary classroom and replacement with a new temporary classroom - SSDC raise no objections

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)

CONSULTATIONS

Yeovil Town Council - observations sought

Highways Authority - awaiting response

REPRESENTATIONS

Two neighbours were notified and a site notice (general interest) was displayed. At the time of writing this report, no representations were received.

CONSIDERATIONS

The principle considerations in the determination of this application are:

- Is there a continued need to justify the retention of these temporary buildings.
- Impact upon the visual amenity and streetscene.
- Impact upon residential amenity.

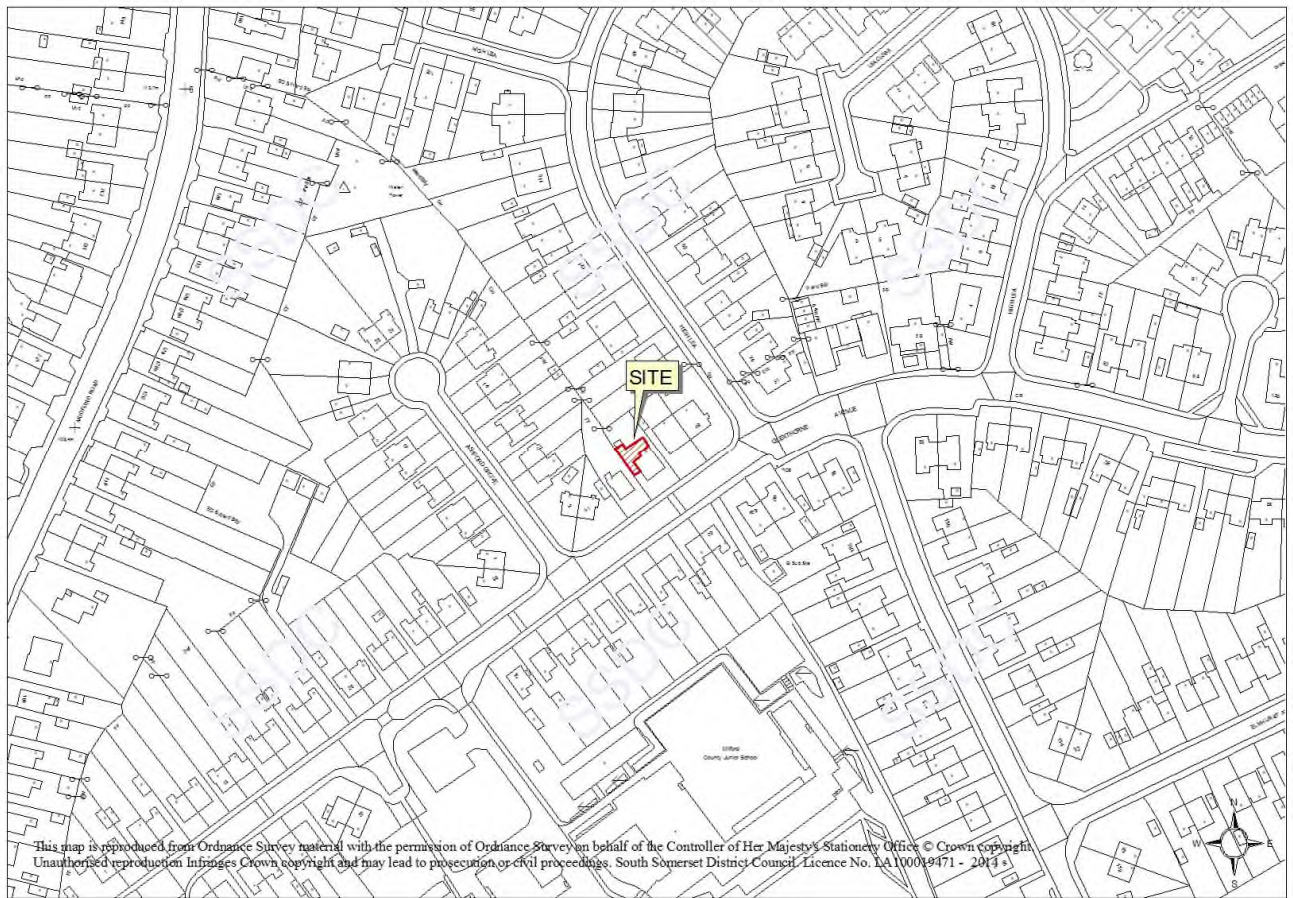
RECOMMENDATION

The views of the Town Council are invited.

7. Officer Report On Planning Application: 14/02052/FUL

Site Address:	45 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Demolition of existing garage and conservatory and the erection of a single storey side and rear extension including an integral garage (GR 355706/117429)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	15th July 2014
Applicant :	Mr Jason Sutton
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within a development area, and comprises a detached two-storey dwellinghouse constructed of brick under a tiled roof, and a detached garage in the rear garden.

This application proposes the demolition of the existing garage and the erection of a single storey extension to the dwellinghouse. A replacement garage will form part of the proposed extension. The front elevation is proposed to be faced with brick to match the house, whilst the side and rear walls will be faced in render. Tiles will match those on the existing 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.

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 - Awaiting response

REPRESENTATIONS

None received at time of writing this report

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSIDERATIONS

- Does the proposed development have an acceptable impact on the visual amenity of the surrounding area?
- Does the proposed development have an acceptable impact on the residential amenity of neighbouring properties?

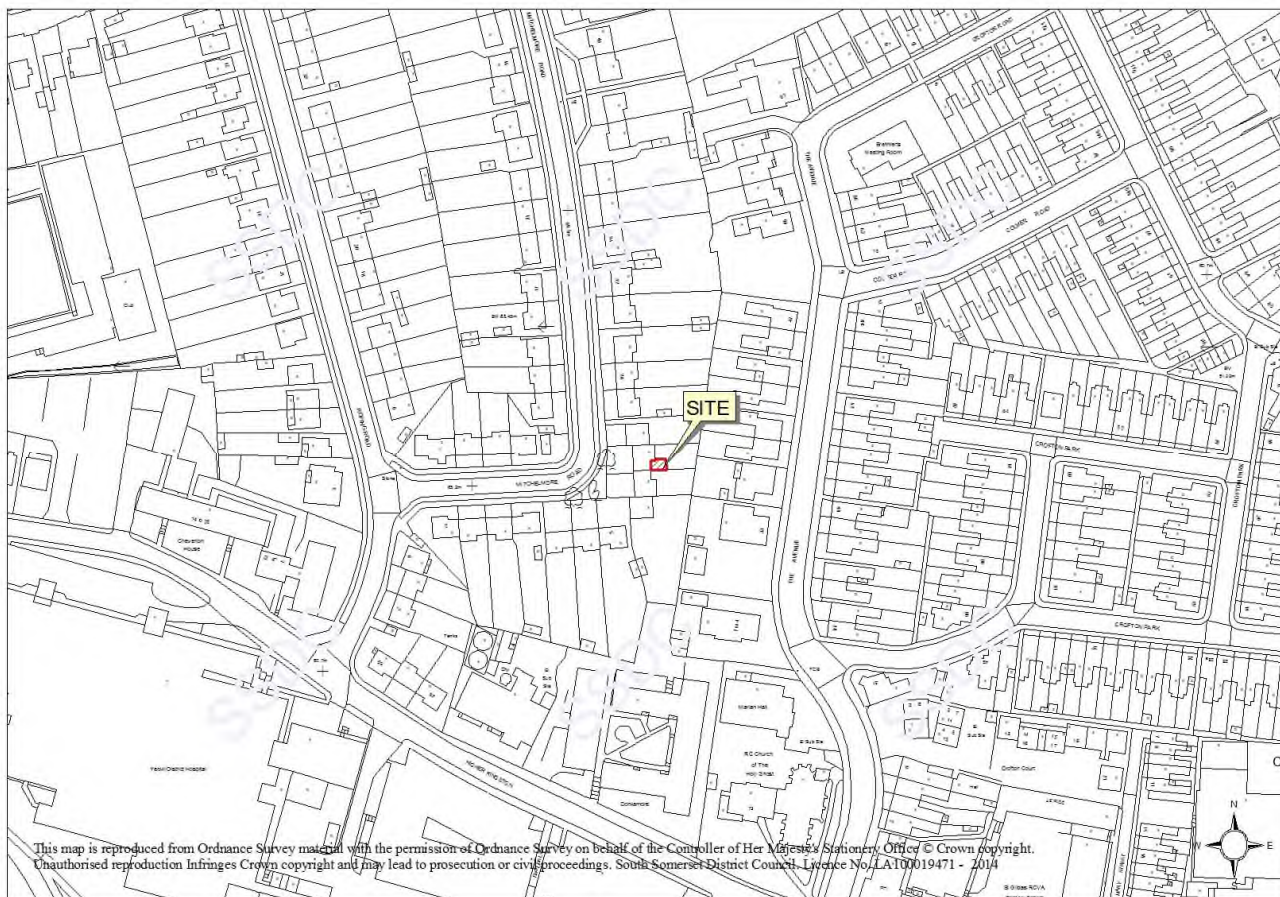
RECOMMENDATION

The view of the Town Council is invited.

8. Officer Report On Planning Application: 14/02375/FUL

Site Address:	20 Mitchelmore Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a single storey rear extension. (GR 355675/116437)
Recommending Case Officer:	Jane Green
Target date :	10th July 2014
Applicant :	Miss Sadie Mycock
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



20 Mitchelmore Road is a two storey mid terrace property constructed of red brick under a double roman tiled roof located in a residential area. The property benefits from an area for the parking of vehicles to the front and a modest garden to the rear.

The application seeks planning permission for the erection of a single storey extension to the rear of the dwellinghouse measuring approximately 3.5 metres (width) x 6 metres (depth) x 2.6 metres in height to the eaves and 2.9 metres in height to the ridge of the dual pitched roof. Openings include one window on the rear elevation and French doors on the side (north) elevation. The applicant states that the additional space will be used as a bedroom and shower room for a disabled child. Materials are proposed to match the existing dwellinghouse.

At 6 metres depth it appears that this application could have been viewed as a notification for a larger home extension. However, as the applicant has submitted a householder's application it will be processed accordingly.

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 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 – No observations

Yeovil Town Council - observations sought

REPRESENTATIONS

Four neighbours were notified, one representation has received at time of writing referring to how building materials are to be brought on site. This enquiry has been forwarded to the planning agent for his advice on the matter.

CONSIDERATIONS

This is an extension 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 extension subservient and 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 site provide parking commensurate with the number of bedrooms proposed as per the Somerset Parking Strategy? At the time of writing this report the planning agent has been asked to provide an additional drawing showing the existing off road parking arrangements.

RECOMMENDATION

The views of the Town Council are invited.

PLANNING DECISIONS

14/00688/FUL The erection of 2 No. dwellinghouses with associated access and parking (GR 356369/116250) at 94-98 Sherborne Road Yeovil Somerset BA21 4HN
Applicant: Chamba Developments

REFUSAL

14/01442/COU The change of use of premises as a mixed use comprising residential dwellinghouse and childminding business (GR 354682/115845) at 109 Seaton Road Yeovil Somerset BA20 2AP
Applicant: Mrs Jennifer Jones

REFUSAL

14/01533/FUL Alterations, the erection of a two storey and single storey rear extension and the erection of an extension to existing garage to form store. (GR 354729/117256)
Applicant: Mr & Mrs Bruno Nardiello

WITHDRAWN

14/01623/FUL Alterations and the conversion of ground floor of premises from Use Class A1 (retail) to Use Class C3 (residential unit) (GR 356040/115930) at 86 Middle Street Yeovil Somerset BA20 1LT
Applicant: Mr Erol Sen

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

Report Table for Town Council 16 June 2014

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>REPRESENTATIONS</u>	<u>CONSIDERATIONS</u>
14/01378/ADV (Amended)	Beefeater and Premier Inn, Key Market House, Middle Street	The display of 5 No. internally illuminated fascia signs, 1 No. externally illuminated fascia sign, 1 No. internally illuminated post mounted menu unit and 3 No. internally illuminated awnings	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?