



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 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

27 May 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 12 and 13 May 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 3 to 36)

5. REPORT TABLE (Page 37)

6. PARISH COUNCIL CONSULTATION - TREE PRESERVATION ORDER

Application No. 14/02083/TPO

Applicant: Ms Hammonds

Proposal: The carrying out of tree surgery works to 2 No. Oak trees known as T7 and T8 in the South Somerset District (Yeovil No.2) Tree Preservation Order 1992 (GR 355097/116770)

Location: 64 Southway Drive Yeovil Somerset BA21 3ED

To consider the above application and copy of supporting document and site map attached at pages 38 and 39.

7. PLANNING DECISIONS (Pages 40 to 41)

8. CORRESPONDENCE

9. BEST VALUE

To consider a report by the Town Clerk attached at pages 42 to 43.

10. FINANCIAL STATEMENT – FEBRUARY/MARCH 2014

To consider the financial statement for the period 1 February 2014 to 31 March 2014 attached at pages 44 to 47.

	Application No	Proposal	Address
1	14/01870/FUL	The removal of an existing refrigeration pack and condensing unit from existing rooftop plant area and the installation of 3 refrigeration units, 3 housed packs and 1 condensing unit to rooftop (GR 353158/116143)	Asda Stores Ltd Preston Road Yeovil
2	14/02095/FUL	The erection of a free standing building for seasonal goods (Retrospective). (GR 353158/116143)	Asda Stores Ltd Preston Road Yeovil
3	14/01534/FUL	Alterations and conversion of existing building to form 6 No. flats, the erection of 3 No. dwellinghouses and associated works. (GR 354875/116430)	British Red Cross Society 72 Grove Avenue Yeovil
4	14/01980/FUL	The erection of a roof top extension to form new special care baby unit (GR 355592/116277)	Yeovil Women's Hospital Higher Kingston Yeovil
5	14/02205/FUL	Refurbishment, re-design and extension to front and rear (GR 355738/116057)	1/3 Vicarage Walk Yeovil Somerset
6	14/01823/COU	The change of use of premises from Use Class B1 (Office) to Use Class C3 (Dwellinghouse) (GR 355098/115269)	The Whitehouse 114 Hendford Hill Yeovil
7	14/01098/FUL	The use of land for a car wash business and the retention of portable office building (Retrospective) (GR 353992/115210)	3A Gazelle Road Lynx Trading Estate Yeovil
8	14/02111/FUL	The erection of a two storey side extension to dwellinghouse (GR 354880/116030)	2 Grove Avenue Yeovil Somerset

9	14/01826/FUL	The erection of a single storey extension (GR 354659/114447)	33 Sandhurst Road Yeovil Somerset
10	14/01708/FUL	Alterations and the erection of a rear conservatory and front entrance porch (GR 354295/114447)	70 Beaconfield Road Yeovil Somerset
11	14/01786/FUL	The installation of a new shop front, minor external alterations and the change of use from existing A1 (Shop) to health spa and treatment studios (Sui Generis) (GR 356113/116018)	Fit & Furnish 103A Middle Street Yeovil

PLANNING MEETING
MONDAY 2 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: 14/01870/FUL

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The removal of an existing refrigeration pack and condensing unit from existing rooftop plant area and the installation of 3 refrigeration units, 3 housed packs and 1 condensing unit to rooftop (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	4th July 2014
Applicant :	Asda Stores Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on the western edge of Yeovil. It is bounded by Bunford Lane to the West and Preston Road to the North. Access to the site is via Preston Road. To the North of the site are residential properties in Long Close, St James's Park and Parish Mews. To

the East and South of the store are existing commercial premises, with Palmers fish and chips and garden centre being to the South.

This application seeks permission for the removal of the existing rooftop plant located in the north-eastern corner of the roof and the installation of replacement plant. The new plant would be located in the middle of the existing roof and in the south-western corner. The new units are much smaller and more spread over the roof top. They are also positioned further away than the existing plant to the nearest dwellings.

The application is supported by a Design and Access Statement and Noise Impact Assessment Report.

HISTORY

Numerous applications over time, but of relevance to this application;

08/02063/FUL - The installation of a condenser unit - Application permitted with conditions - 01/07/08

01/01773/FUL - Relocation of existing roof mounted plant and installation of new roof mounted fridge plant and wall mounted condensers - Application permitted with conditions - Application permitted with conditions - 16/08/01

01/00745/FUL - The erection of an extension to service yard and canopy installation of new coldrooms, the re-design of car park and the installation of roof mounted fridge plant - Application permitted with conditions - 20/08/01

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:

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EP2 - Pollution and Noise

National Guidance

National Planning Policy Framework - March 2012

Chapter 1 - Building a Strong Competitive Economy

Paragraph 120 advises;

"To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. ..."

Paragraph 123 advises;

"Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; ..."*

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments

CONSULTATIONS

Bodies Consulted:

BRYMPTON PARISH COUNCIL (Neighbouring Parish) -

COUNTY HIGHWAY AUTHORITY -

ENVIRONMENTAL PROTECTION OFFICER -

REPRESENTATIONS

A site notice has been displayed and neighbouring properties to the site have been identified. None letters of representation at the time of writing the report.

CONSIDERATIONS

The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, e.g. in terms of noise?.
- Visual Impact

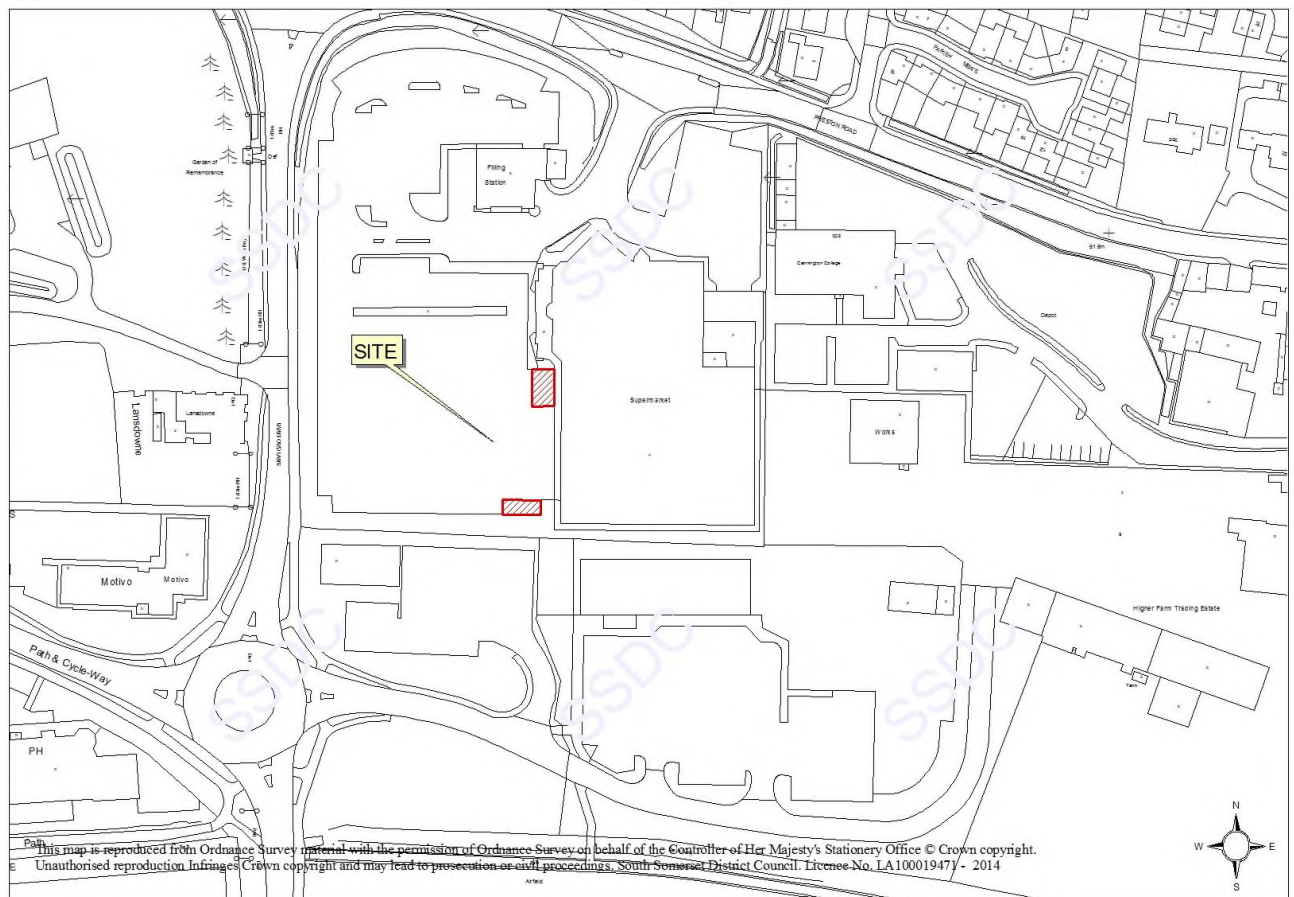
RECOMMENDATION

The view of the Town Council is invited.

2. Officer Report On Planning Application: 14/02095/FUL

Site Address:	Asda Stores Ltd Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a free standing building for seasonal goods (Retrospective). (GR 353158/116143)
Recommending Case Officer:	Andrew Collins
Target date :	15th July 2014
Applicant :	Asda Stores Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on the western edge of Yeovil. It is bounded by Bunford Lane to the West and Preston Road to the North. Access to the site is via Preston Road. To the North of the site are residential properties in Long Close, St James's Park and Parish Mews. To the East and South of the store are existing commercial premises, with Palmers fish and chips and garden centre being to the South.

This application seeks retrospective planning permission for the erection of a covered sales area that measures 33.44m². The structure is located to the south of the entrance to the store on the western side of the building. Previously on site were 3 parent and child places but they have been relocated to the site of a former trolley store in the south-eastern corner. The structure is free standing has a curved and glass sides. It measures 2.2m in height, 4m in width and 7.6m in length. The structure is open on the northern side to gain access.

It is detailed that this structure will be used to display seasonal goods and at present has patio furniture within it. The stock will change during the year depending on the season. It is stated in the Design and Access Statement that the structure will store large and / or convenient items for customers adjacent to the car park. It also states that a cash till will be attended for card payments only. It was noted at the time of the site visit, the till was in place but no member of staff was in attendance.

The application is supported by a Design and Access Statement.

HISTORY

Numerous applications over time, but none of particular relevance to this application.

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:

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Guidance

National Planning Policy Framework - March 2012

Chapter 1 - Building a Strong Competitive Economy

CONSULTATIONS

Bodies Consulted:

BRYMPTON PARISH COUNCIL (Neighbouring Parish) -

COUNTY HIGHWAY AUTHORITY -

REPRESENTATIONS

A site notice has been displayed and neighbouring properties to the site have been identified. None letters of representation at the time of writing the report.

CONSIDERATIONS

The main considerations of this application are:

- Impact on the residential amenity
- Visual Impact
- Highways issues due to relocation of the parent and child parking

RECOMMENDATION

The view of the Town Council is invited.

3. Officer Report On Planning Application: 14/01534/FUL

Site Address:	British Red Cross Society 72 Grove Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	Alterations and conversion of existing building to form 6 No. flats, the erection of 3 No. dwellinghouses and associated works. (GR 354875/116430)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	26th June 2014
Applicant :	Mr D Paull
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is situated within a defined development area, and lies at the northern end of the Park Conservation Area. It occupies a corner position with Preston Road to the north and Grove Avenue to the west. The site is currently vacant, having formerly been used by the British Red Cross as offices and for First Aid training (D1 use). The site comprises a large twentieth century building, constructed largely of natural stone under a slate roof. The site area is approximately 1300 sqm and is accessed from Grove Avenue.

This application proposes the conversion of the existing building into 6no. flats (3no. one-bedroom and 3no. two-bedroom flats), the erection of 3no. two-bedroom dwelling houses, and associated parking, gardens and landscaping. The site would continue to have vehicular access from Grove Avenue.

Flats

Parking for the flats is proposed to be provided within the site allowing 1no. space per flat, and an additional 2no. parking spaces for visitors. External alterations proposed to the existing building are minor. New windows are to be introduced to the south elevation at first floor level. Obscure glazed lantern roof lights are proposed to be installed in the flat roof to the south east of the building to provide natural light to the rooms below.

Houses

Each of the houses has space to park 1no. car and a shared cycle store is proposed. The houses are proposed to be constructed of brick with hamstone plinth, quoins and tabling. The roofs will be covered in slate. Doors and windows will be painted timber with sash

style windows. A pedestrian access is proposed off Preston Road for one of the houses which faces on to it.

The existing mature garden areas and planting is to be retained along prominent boundaries.

RECENT HISTORY

00/02366/FUL - The erection of a double garage to house Red Cross Ambulance and Minibus - conditional approval - 04/01/2001

93/02418/FUL - The erection of extensions to British Red Cross Centre - conditional approval - 22/06/1993

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)

EH1 (Conservation Areas)

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

Chapter 12 - Conserving and enhancing the historic environment

Somerset Parking Strategy (2012)

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Awaiting response

CONSERVATION - Awaiting response

SPORTS, ART AND LEISURE - Awaiting response

REPRESENTATIONS

None received at time of writing this report

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSIDERATIONS

- Does the proposal conserve or enhance the character and appearance of the conservation area?

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties?
- Is the proposal acceptable in terms of highway safety and parking provision?

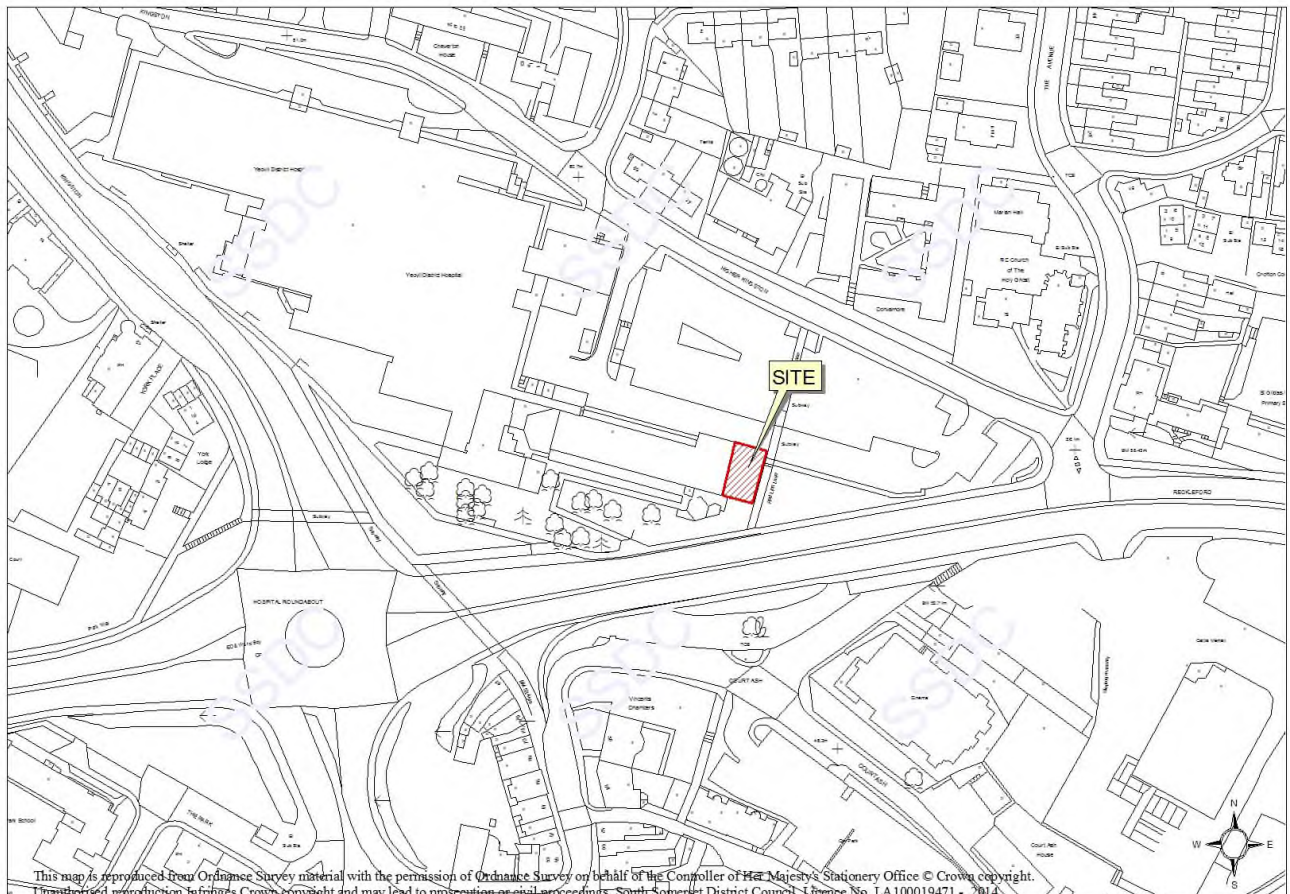
RECOMMENDATION

The view of the Town Council is invited.

4. Officer Report On Planning Application: 14/01980/FUL

Site Address:	Yeovil Women's Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The erection of a roof top extension to form a new special care baby unit (GR 355592/116277)
Recommending Case Officer:	Simon Fox
Target date :	8th July 2014
Applicant :	NHS Foundation Trust
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The application site is situated within the Yeovil District Hospital site. The site is separated from the town centre by the Reckleford highway, which also forms part of the boundary of the Conservation Area.

The proposal seeks to erect an extension on top of an existing two-storey structure connected to the building commonly known as the Women's Hospital, which comprises four storeys.

The application is accompanied by a Design and Access Statement. It is said the extension would provide a new Special Care Baby Unit.

Visually the extension is a flat roofed lightweight construction employing a powder coated aluminium cladding panel system. Two-tone vertical cladding (colours to be agreed) will replicate the rectangular pattern evident on the existing building. A parapet and angled powder coated aluminium balustrade that acts a visual cornice are also included adding a contemporary feature.

A small area of the roof will be used for air handling equipment.

There are a line of established trees adjacent to the highway, acknowledged by the Design and Access Statement and will be afforded protection during the build process.

Existing arrangements for servicing and deliveries, refuse storage/collection and patient/visitor car parking will remain unaltered by this proposal.

HISTORY

Selected recent history:

13/00236/FUL: Alterations and the erection of 2 No. flues on the Women's Hospital, 3 No. flues, installation of roller door, 2 No. flue extensions to existing generator at the Boiler House: Application permitted with conditions: 24/04/2013

03/03504/FUL: The replacement of windows in the north elevation of premises: Application permitted with conditions: 08/01/2004

03/00651/FUL: The installation of replacement windows and new sun louvers, and the creation of new coverings to plant room: Application permitted with conditions: 03/04/2003

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.

National Planning Policy Framework - March 2012

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

The development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EP1 - Pollution and Noise

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Comments awaited from:

Highways Authority (Somerset CC)

SSDC Environmental Protection

SSDC Tree Officer

REPRESENTATIONS

Neighbouring properties/premises to the site have been notified and two site notices have been displayed. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The Town Council may wish to consider the following matters:

- The provision of a new/enhanced facility at the hospital.
- Does the proposal represent good design?
- The impact of the adjacent Conservation Area?
- Are there any residential amenity concerns for existing residents and future residents of adjacent properties?

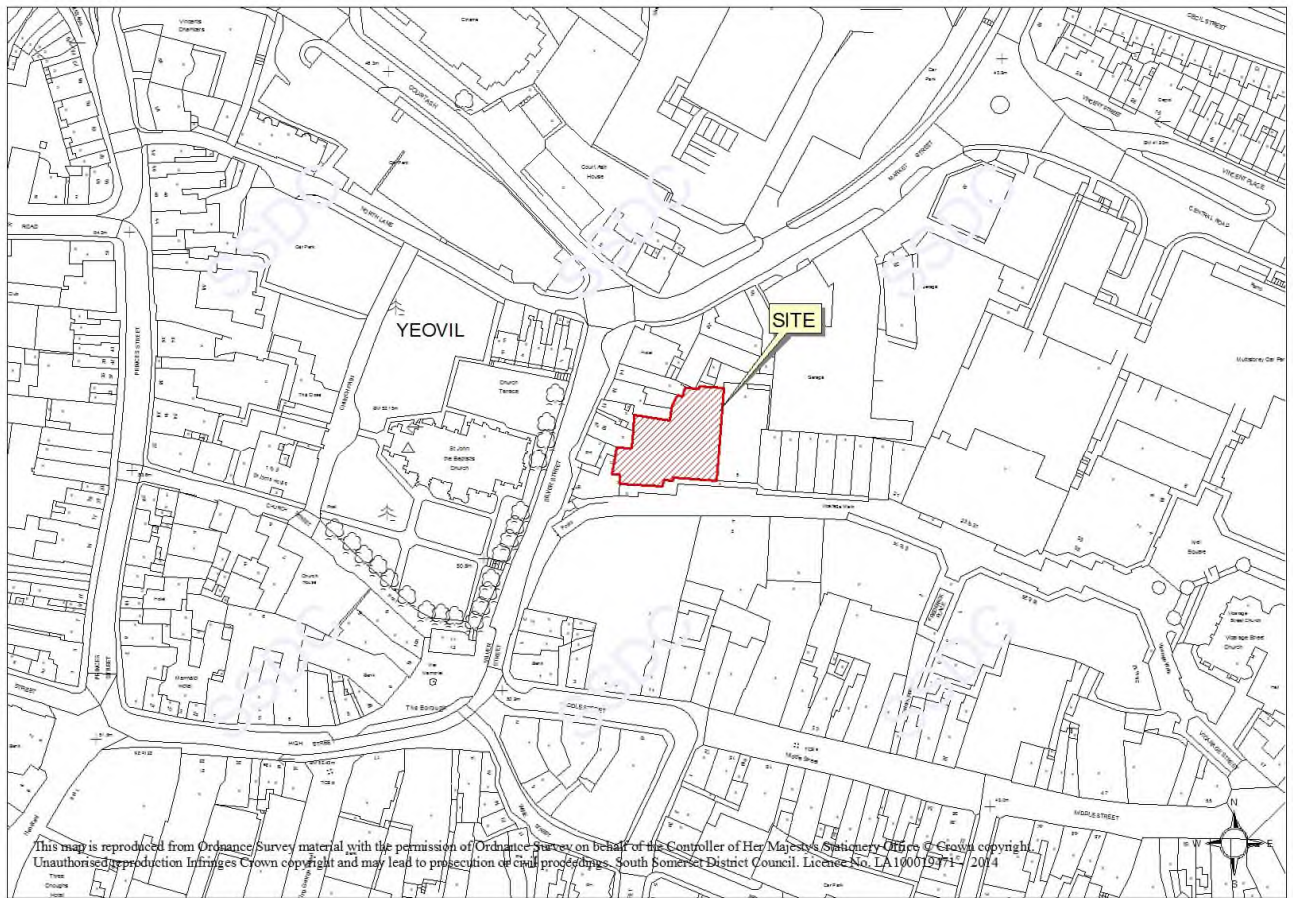
RECOMMENDATION

That the views of Yeovil Town Council be invited.

5. Officer Report On Planning Application: 14/02205/FUL

Site Address:	1/3 Vicarage Walk Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Refurbishment, re-design and extension to front and rear (GR 355738/116057)
Recommending Case Officer:	Simon Fox
Target date :	3rd July 2014
Applicant :	Be Yeovil BV LTD
Type :	Minor Retail less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The application site is located within the Quedam Shopping Centre built on the historic street of Vicarage Walk, now elevated and pedestrianised. Silver Street runs on a north-south axis to the west of the Quedam Centre. St. John The Baptist's Church (Grade I listed) and its grounds sit at the head of the east-west running Vicarage Walk. On the eastern side of Silver Street tucked under the elevated Quedam Centre are a terrace of Grade 2 listed buildings, including The Pall Tavern. The area to the west of the Quedam Centre is located within the Conservation Area.

The Quedam Centre, constructed in the 1980s, comprises single storey retail units largely constructed from ashlar stone and brick set under steeply pitched tiled roofs reflecting the local vernacular, with projecting canopies/oversailing roofs as a feature throughout. The exceptions to this are the units nearer the western end of the Quedam Centre and opposite the units concerned by this application, which are in some cases more than one-storey and have flatter more modern elevations. There is a coffee shop between the application site and Silver Street which is overtly modern and constructed largely from glass under a flat oversailing roof.

The application concerns Units 1&3, two vacant units alongside each other at the western end of the Quedam Centre. It is proposed to amalgamate, alter and extend rearwards these units to create one Class A1 retail unit with a trading area of 1269m² over two floors. The proposed elevation design is overtly modern with a render finish, varying aperture size and crisp detailing. The building, as modified, will employ a parapet roof with a shallow pitch roof behind. Notably on the west elevation facing Silver Street the

architecture is expressed with a projecting timber clad bay. With the omission of the canopies removed and the front elevation realigned the resultant building is intended to create an interesting and enticing gateway to the shopping centre.

Since its completion c.1405 the Grade I church has been referred to as 'the Lantern of the West' due to its large and numerous apertures. The most elaborate east window features prominently in the view from the Quedam Shopping Centre looking west towards the church. To further distinguish this landmark at the head of the shopping centre the disused ventilation shaft in front of Unit 1 will be demolished to bring the building back to the shopfront and open up the sightlines to and from the Church.

A small area of the roof will be used for air handling equipment and an existing external plant area to the rear of the shops will be retained.

Existing arrangements for servicing and deliveries, refuse storage/collection and customer car parking will remain unaltered.

The application is accompanied by:

- A Design and Access Statement
- A Heritage Statement

The refurbishment of Units 1&3 Vicarage Walk, it is said, is part of a longer term plan to revitalise the Quedam Shopping Centre as a whole.

HISTORY

The original consent for the Quedam Centre dates back to 1981.

Since then various applications for replacement shopfronts and advertisements have been approved.

The adjacent coffee shop was approved in 2006.

POLICY

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

National Planning Policy Framework - March 2012

Chapter 1 - Building a Strong, Competitive Economy

Chapter 2 - Ensuring the Vitality of Town Centres

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

The Secretary of State confirmed The Regional Strategy for the South West (Revocation) Order 2013 on 20 May 2013. This had the effect of revoking the Regional Strategy for the South West and the partial revocation of the Somerset and Exmoor National Park Joint Structure Plan (all policies except policy 6 - Bristol/Bath Green Belt).

The development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EH5 - Development Proposal Affecting the Setting of Listed Buildings

MC1 - Primary Shopping Frontage

MC7 - Design in Town Centres

EP1 - Pollution and Noise

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Comments awaited from:

Highways Authority (Somerset CC)

SSDC Environmental Protection

SSDC Conservation

English Heritage

Archaeology (Somerset CC)

REPRESENTATIONS

Neighbouring properties/premises to the site have been notified and a site notice has been displayed. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The Town Council may wish to consider the following matters:

- The impact on the town centre in terms of retail offer.
- Does the proposal represent good design?
- The impact on the setting of adjacent listed buildings?
- The impact of the adjacent Conservation Area?
- Are there any residential amenity concerns for existing residents and future residents of adjacent properties?
- Access for All.

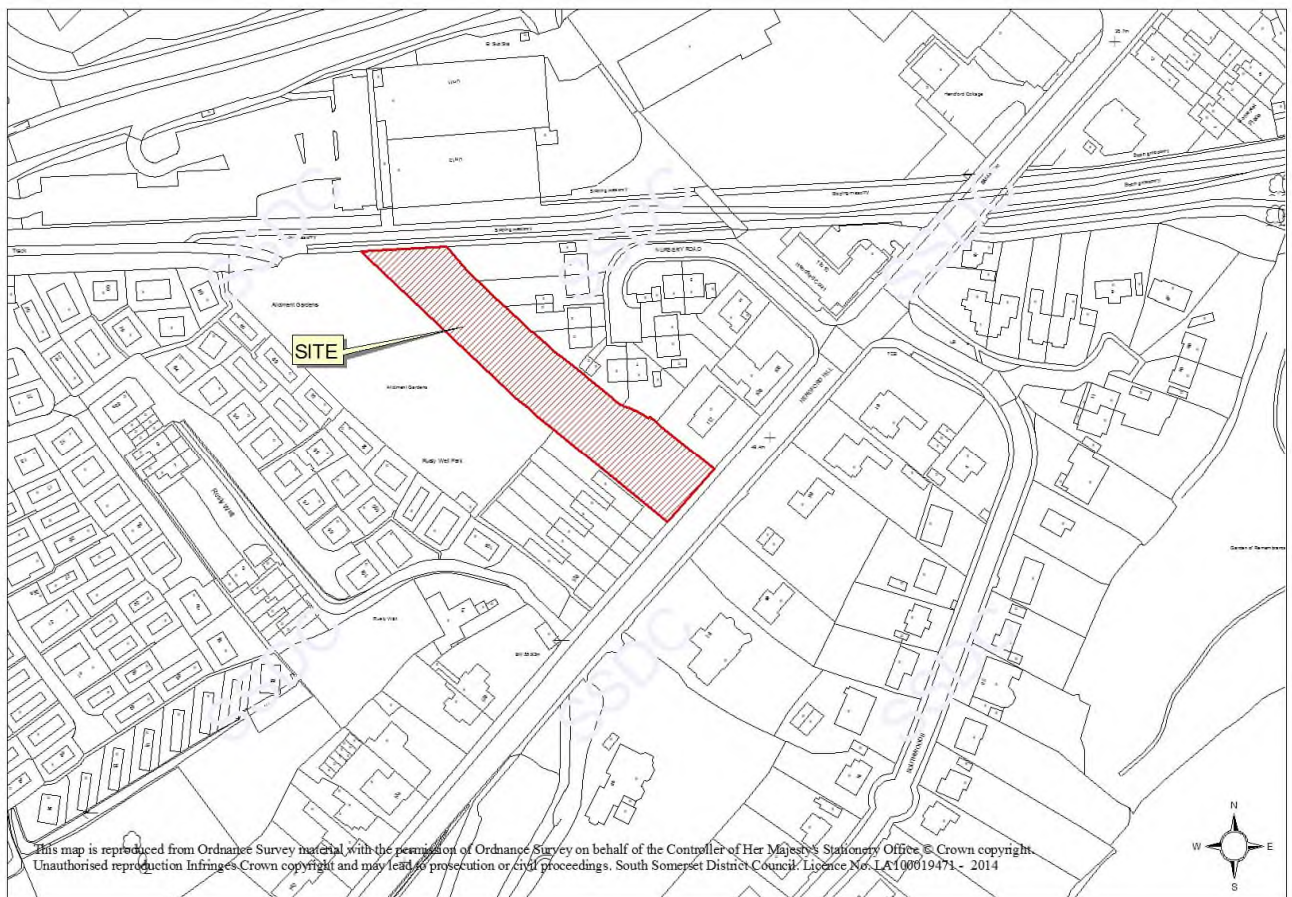
RECOMMENDATION

That the views of Yeovil Town Council be invited.

6. Officer Report On Planning Application: 14/01823/COU

Site Address:	The Whitehouse 114 Hendford Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from Use Class B1 (Office) to Use Class C3 (Dwellinghouse) (GR 355098/115269)
Recommending Case Officer:	Andrew Collins
Target date :	10th July 2014
Applicant :	Suffolklife
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The Whitehouse, 114 Hendford Hill is a large Grade II listed, detached, former dwellinghouse rendered with a hipped slate tiled roof located in a Conservation Area. The property is currently vacant and has been since November 2013. It has been previously operating as commercial premises for Civica since 2012 and Gateway Computing prior to that. This property occupies a prominent position on Hendford Hill and represents part of the architectural history of Yeovil. There is a large area of hardstanding to the rear of the property that is used for parking of vehicles.

The application seeks permission for the change of use of premises from Use Class B1 (office) to Use Class C3 (Dwellinghouse). The applicant states that there is no proposed internal or external development as part of this application.

The application is not suitable for prior notification under Class J of the GPDO as the property is a listed building, therefore planning permission is required.

HISTORY

13/03304/PREAPP - General repairs

13/02252/LBC - Minor exterior alterations to install 2 No. light fittings - permitted with conditions 02.08.14

12/04790/PREAPP - Cable rout

12/02836/PREAPP - Development potential

12/02233/PREAPP - External data cable

10/03164/PREAPP - Installation of vent for air conditioning

09/02572/LBC - The installation of an air conditioning vent - Application permitted with conditions August 2009

09/00032/PREAPP - Replacement windows

07/04132/LBC - Installation of a new boiler and associated pipework/flue - Application permitted with conditions October 2007

96/02629/LBC - Demolition of annexe - Application permitted with conditions January 1997

96/02039/FUL - Demolition and rebuilding of annexe - Application permitted with conditions January 1997

890193 - Insert window on existing door opening in north east elevation of dwelling - Conditionally approved March 1989

883616 - Advertisement: Display of an externally illuminated sign - Conditionally approved February 1989

883611 - LBC: Insert window on existing door opening in north east elevation of dwelling - Conditionally approved January 1989

882948 - Alterations and replacing two garadors with windows on north east elevation of garage/store - Conditionally approved November 1988

882351 - LBC: Carrying out of alterations and replacing two garadors with windows on north east elevation of garage/store - Conditionally approved October 1988

880742 - LBC: Carrying out of alterations to entrance and formation of a car park - Conditionally approved May 1988

873011 - Use of dwelling and garage as office accommodation - Conditionally approved January 1988

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.

Saved policies of the South Somerset Local Plan (Adopted April 2006):
Policy ST5 - General Principles of Development
Policy ST6 - The Quality of Development
Policy EH1- Conservation Areas
Policy EH3- Alterations to Listed Buildings

National Guidance
National Planning Policy Framework
Chapter 7 - Requiring Good Design
Chapter 11 - Conserving and Enhancing the natural environment
Chapter 12 - Conserving and Enhancing the historic environment

CONSULTATIONS

Yeovil Town Council - observations sought
SSDC Conservation - awaiting response
County Highway Authority - standing advice applies
SSDC Ecology - awaiting response
SSDC Environmental Protection Unit - awaiting response

REPRESENTATIONS

A site notice was displayed and 18 neighbours were notified, at the time of writing this report no representations were received.

CONSIDERATIONS

- Effect upon residential amenity
- Effect upon visual amenity
- The impact on the visual appearance of the listed building.
- The impact on the character of the Conservation Area.
- Parking / highway safety

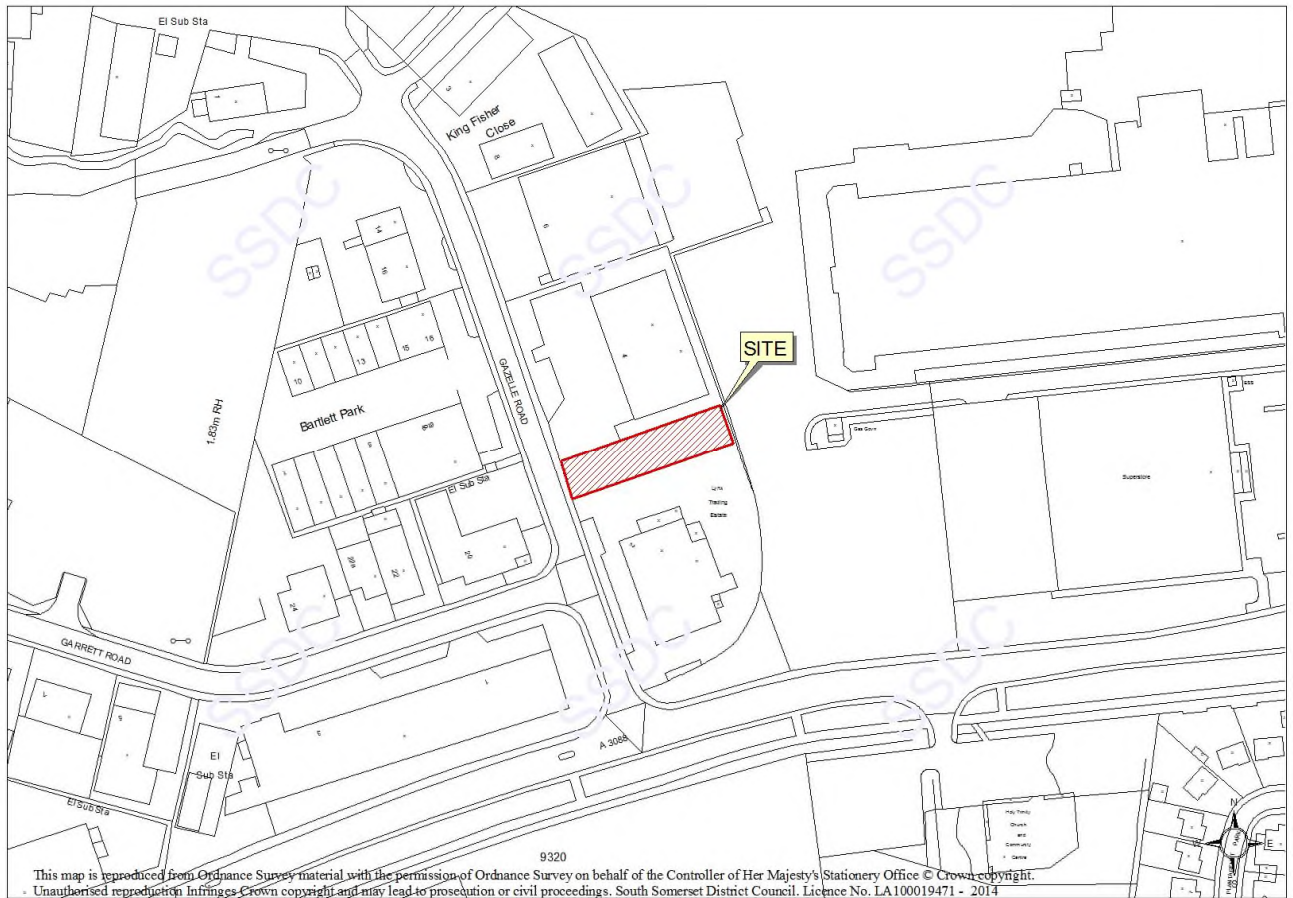
RECOMMENDATION

The views of the Town Council are invited.

7. Officer Report On Planning Application: 14/01098/FUL

Site Address:	3A Gazelle Road Lynx Trading Estate Yeovil
Ward :	Yeovil (South)
Proposal :	The use of land for a car wash business and the retention of portable office building (Retrospective). (GR 353992/115210)
Recommending Case Officer:	Jane Green
Target date :	3rd June 2014
Applicant :	Mortimers (Yeovil) Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



3A Gazelle Road is a parcel of land with buildings that is located on the east side of the road. The road forms part of the Lynx Trading Estate. The site has been used for car sales most recently and previous to that as a car rental business.

The application seeks planning permission for the use of the land as a car wash business and the retention of the buildings used as an office and waiting room and a car polishing building. The application states that the waste water will be disposed of by a detergent and oil interceptor connected to the current foul drainage system.

Whilst the previous use of the site involved a car washing element the site does not benefit from planning permission as a sole car wash business although it has been operating as such since 2013.

HISTORY

In most recent years:

13/00245/ADV - Enforcement enquiry - Pending consideration

05/00143/FUL -The retention of a portable office building in connection with car rental business - Application permitted with conditions February 2005

00/00985/COU - Change of use of land from vehicle rental sales and rental - Application permitted with conditions June 2000

00/00587/FUL - The retention of a portable office building in connection with car rental business - Application permitted with conditions April 2000

90/02938/FUL - The retention of portable office building in connection with car rental business - Application permitted with condition - June 1990

99/00463/COU - The change of use of premises from car rental to used car sales - Application permitted with conditions - July 1999

95/07311/FUL - The retention of portable office building in connection with car rental business - Application permitted with conditions February 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 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)
EP9 (Control of Other Potentially Polluting Uses)

National Planning Policy Framework (March 2012)
Chapter 1 (Building a strong, competitive economy)
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 - No observations

SSDC Environmental Protection Unit - No comments

Environment Agency - Comments made with regard to discharging into mains foul or surface water drainage. If made into main foul then Wessex Water would be charging them for the disposal as they will be treating it. Also oil interceptors can be rendered ineffective if they are using chemicals/soaps to clean the vehicles.

Wessex Water - Comprehensive response regarding the requirements by the operator to obtain consent to discharge into the public sewer system. The applicant needs to demonstrate measures to prevent contaminated discharges with petrol/oil and silt.

REPRESENTATIONS

One neighbour notified, no representations received

CONSIDERATIONS

The main considerations of this application are:

- Does the proposal have an acceptable impact on the general amenity of the area?
- Does the proposal have any impact on highway safety?
- Does the proposal introduce any potential pollution issues from waste water?

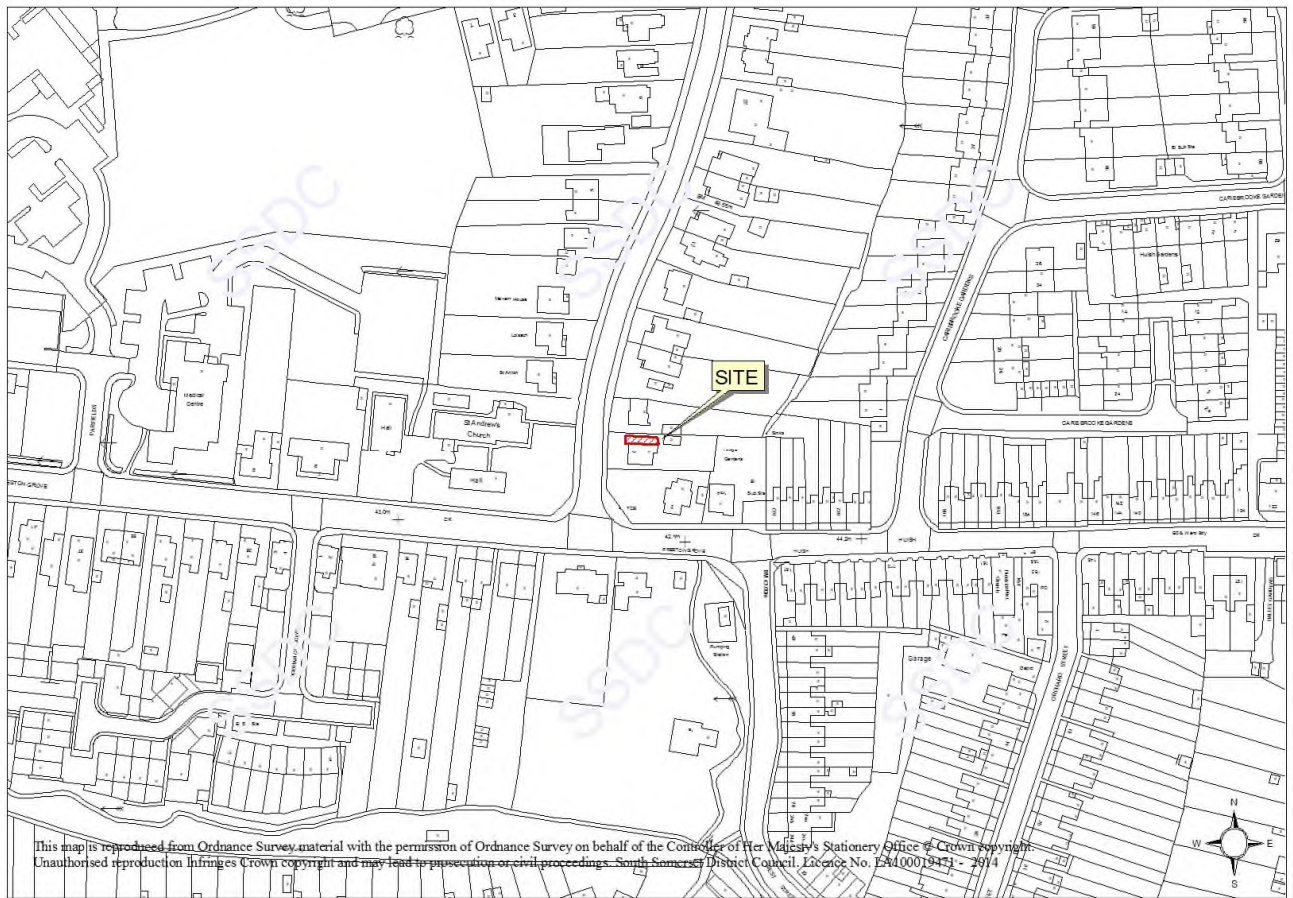
RECOMMENDATION

The views of the Town Council are invited.

8. Officer Report On Planning Application: 14/02111/FUL

Site Address:	2 Grove Avenue Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a two storey side extension to dwellinghouse (GR 354880/116030)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	25th June 2014
Applicant :	Mr B Palmer And Miss H Williams
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within a residential area in Yeovil. The property is a three-bedroom detached property constructed of brick under a concrete tiled roof.

This application proposes the erection of a two storey side extension to accommodate a garage and utility room on the ground floor and an en-suite master bedroom on the first floor. Materials would match the existing property. The extension would be approximately 0.5m from the boundary with no. 4 Grove Avenue. No windows are proposed in the side elevation.

A rear extension is also proposed, but this can be carried out under permitted development rights.

The location plan shows 3no. off-road parking spaces (including the garage space).

HISTORY

38969/1 - Erection of a house and the formation of a vehicular access - conditional approval - 11/06/1958

POLICY

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

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

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

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

Somerset Parking Strategy (2012)

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Awaiting response

REPRESENTATIONS

None received at time of writing this report

CONSIDERATIONS

The main considerations of this application are:

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

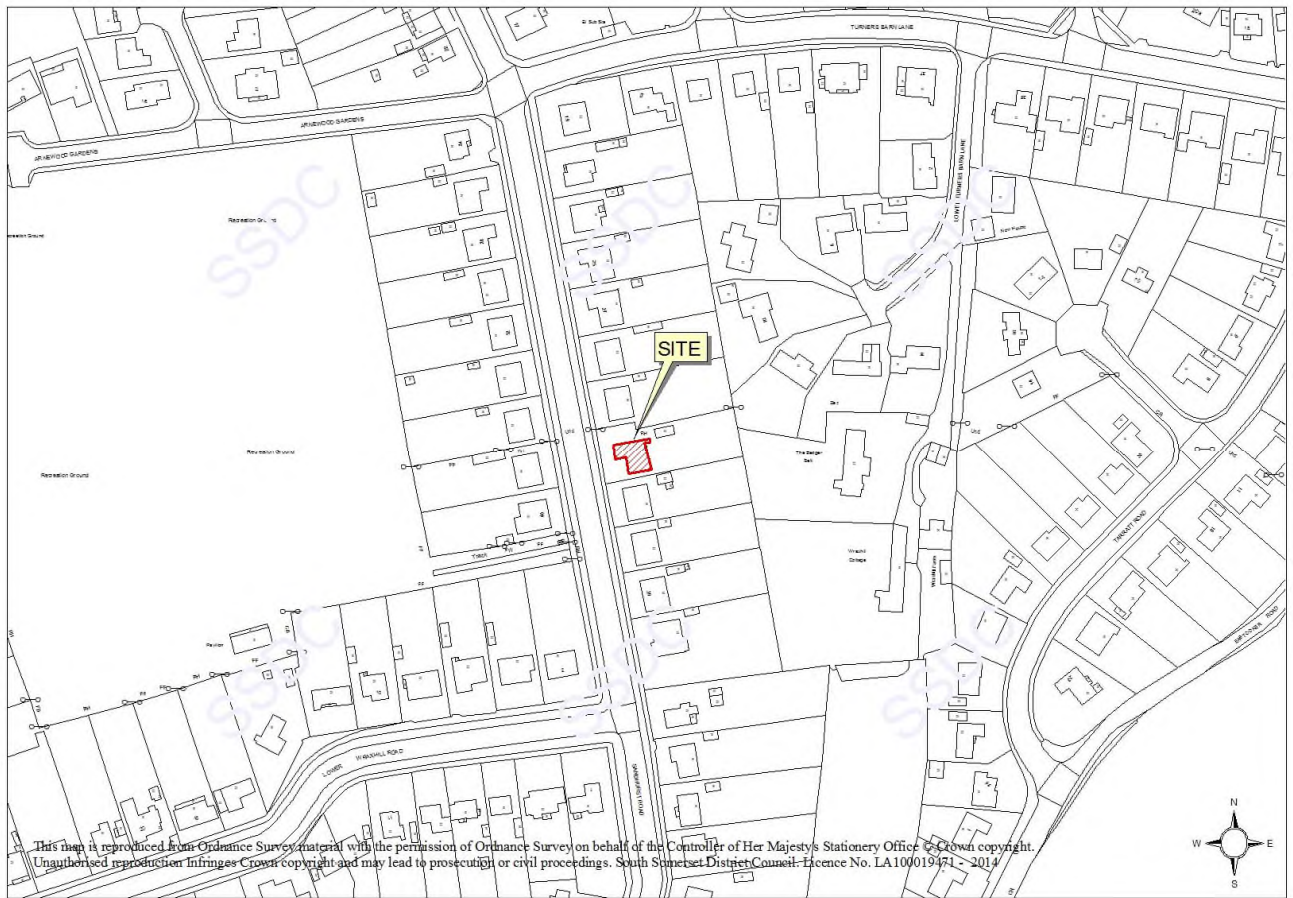
RECOMMENDATION

The views of the Town Council are invited.

9. Officer Report On Planning Application: 14/01826/FUL

Site Address:	33 Sandhurst Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey extension (GR 354659/114447)
Recommending Case Officer:	Jane Green
Target date :	27th June 2014
Applicant :	Mr R. Wright
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



This detached property is a bungalow located within a residential area of Yeovil. It is rendered under a slate hipped roof. It occupies a relatively large plot, set back a little from the road. The road is characterised by single storey properties that are located uniformly and evenly spaced along the road.

The application proposes the erection of a single storey extension on the front elevation facing Sandhurst Road. It would measure 3 metres deep and extend the same distance as the existing front projection of the property. It would mimic that projection in terms of height, design and materials. An enclosed porch within the formed recess is also proposed that would have a flat roof and would be recessed by 0.8 metres. No on-site parking will be affected by the proposal.

The application follows the refusal of a conservatory type building on the front elevation of the property in 2013. That proposal was considered unacceptable due to its design, materials and location.

The site is located within East Coker parish but adjoins Yeovil parish.

HISTORY

13/04418/FUL - The erection of a front entrance porch - Application refused November 2013

12/03193/FUL - The erection of a conservatory on rear elevation - Approved September 2012

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)

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

Regard must also be had to:

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

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

CONSULTATIONS

East Coker Parish Council - Observations sought

Yeovil Town Council (neighbouring parish) - Observations sought

Highways Authority - Observations sought

REPRESENTATIONS

7 neighbours notified, no representations were received

CONSIDERATIONS

The main considerations of this application are:

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

RECOMMENDATION

That Yeovil Town Council is invited, as the neighbouring parish, to comment on this application.

10. Officer Report On Planning Application: 14/01708/FUL

Site Address:	70 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Alterations and the erection of a rear conservatory and front entrance porch (GR 354295/114447)
Recommending Case Officer:	Jane Green
Target date :	10th July 2014
Applicant :	Mr & Mrs Brooking
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



70 Beaconfield Road is a single storey dwellinghouse constructed of buff brick under a concrete double roman tiled roof with white uPVC windows. The property occupies a large plot on the east side of the road and benefits from a large hardstanding at the front of the property for the parking of vehicles.

The application proposes the erection of a single storey extension to the rear of the attached garage. It would be 3.916 metres deep and 3 metres wide and a height of 2.8 metres to the highest part of the mono pitch roof. Materials are brick walls with white uPVC covered aluminium roof bars with polycarbonate. Planning permission is required for this element due to its location extending from a part of the property which is not the original dwellinghouse.

A porch is also proposed at the front which measures 1 metre deep and 2.9 metres wide also constructed of the same materials as the proposed rear extension. It appears from the size this element does not actually require planning permission.

No on-site parking will be affected by the proposal.

HISTORY

04/00774/FUL - The erection of a kitchen extension to rear of dwellinghouse - Application permitted with conditions April 2004

93/02346/FUL - Alterations and erection of extensions to bungalow including formation of rooms in roof space - Application permitted with conditions April 1993

45410/3 - Erection of an extension and conservatory - Approved January 1968

45410/3 - Erection of a bungalow, vehicular access - Approved March 1960

45410/1 - Development for residential purposes - July 1959

45410 - Development for residential purposes - Conditionally approved April 1959

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

4 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 extensions subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Do the extensions cause demonstrable harm to the residential amenities of the existing or neighbouring householders?

RECOMMENDATION

The views of the Town Council are invited.

11. Officer Report On Planning Application: 14/01786/FUL

Site Address:	Fit & Furnish 103A Middle Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new shop front, minor external alterations and the change of use from existing A1 (Shop) to health spa and treatment studios (Sui Generis) (GR 356113/116018)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	27th June 2014
Applicant :	Mr Peter Stackhouse
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The application site is a vacant unit located within Yeovil Town Centre, but outside of the Primary Shopping Area which currently has an A1 Retail use. The design and access statement states that the unit has been marketed by a local agent, although a suitable tenant has not been found.

The application proposes the change of use of the unit to a sui generis use for occupation as a health spa and treatment studio. It also proposes the installation of a new shop-front. The subject premises comprise ground and first floor accommodation with an overall gross internal area in the region of 190 sqm. No major alteration is proposed to the external fabric of the building, except for removal of an existing real lean-to, refurbishment to the existing shop-front and introduction of corporate signage above this. The new shop-front frames and entrance door are proposed to be off-white coloured polyester powder coated aluminium.

It is initially proposed that 1no. full-time and 3no. part time staff will be employed at the premises.

Access to the premises is directly off the existing paved area of footpath fronting the property.

RECENT HISTORY

08/01297/FUL - Relocation of doors to shop nearer pavement and replacement of shop front - conditional approval - 27/06/2008

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.

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)

EH1 (Conservation Areas)

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

Chapter 12 - Conserving and enhancing the historic environment

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 proposal have an acceptable impact on the amenity of the area?
- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?

RECOMMENDATION

The view of the Town Council is invited.

PLANNING DECISIONS

14/01014/FUL The formation of a vehicular access and hard standing (GR 354616/117338) at 183 Ilchester Road Yeovil Somerset BA21 3BQ.
Applicant: Mr Matthew Fricker

REFUSAL

14/01031/FUL The erection of new build construction skills centre comprising four teaching workshops for electrical installations, plumbing, renewables and wet trades and a covered area for a brickwork and multi-skills workshop, with the associated external storage areas (GR 355293/116759) at Yeovil College Mudford Road Yeovil Somerset BA21 4DR
Applicant: Yeovil College

APPROVAL subject to conditions

14/01425/COU Change of use of premises from Orthodontic Practice (Use Class D1) to Office (Use Class B1) (GR 355437/116130) at 1 Park Gardens Yeovil Somerset BA20 1DW
Applicant: Mrs Carolyn Davies

APPROVAL subject to conditions

14/01435/FUL The alteration of an existing studio/garage to form a residential annexe to be occupied solely in conjunction with the occupation of the Coach House. (GR 355125/117041) at The Coach House 100 Ilchester Road Yeovil Somerset BA21 3BL
Applicant: Mr Kenneth Iley

APPROVAL subject to conditions

14/01526/FUL The formation of a new vehicular access and hard standing (Revised Application) (GR 354106/116715) at 74 Larkhill Road Yeovil Somerset BA21 3HQ
Applicant: Mrs Helen Handscomb

REFUSAL subject to conditions

10/04822/FUL Single storey sales and café extension to north elevation, in-fill extension under existing canopy to east elevation, single storey extension to south elevation and warehouse extension to west elevation with part first floor mezzanine plant room with associated works to external areas and car park. (GR 354527/115282) at Morrisons Lysander Road Yeovil Somerset BA20 2AU
Applicant: Wm Morrison Supermarkets Plc

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

Report Table for Town Council 02 June 2014

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
14/01957/ADV	Houndstone Retail Park, Western Avenue	The display of 1 No. internally illuminated totem sign and 2 No. non illuminated totem signs (retrospective)	None 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?

Westend Tree Services

Brynley Andrews C.Env., B.Sc., F.D.Arb., M.Arbor.A.



Be sure, be safe,
look for this mark
of a professional

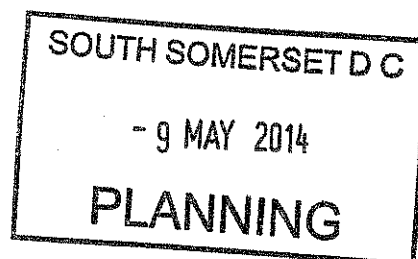


CEnv
Chartered Environmentalist

- 01935 862115
- www.westendtreeservices.com
- bryn@westendtreeservices.co.uk
- Birches, East street, West Coker, Yeovil, Somerset BA22 9BG
- Company number 4834946

14 / 02083 #

May 8, 2014



Planning application: supporting document Reference TPO.Hammond.Y.2.5.14

Tree/property owner – Ms. Nicola Hammonds

Tree / property address - 64 Southway Drive, Yeovil, BA21 3ED

Work specifications

- **T1 Oak**

- Reduce crown size to previous pruning points (inspect for protected species before works commence – possible bat / bird holes in central stem at approx.. 8m height).

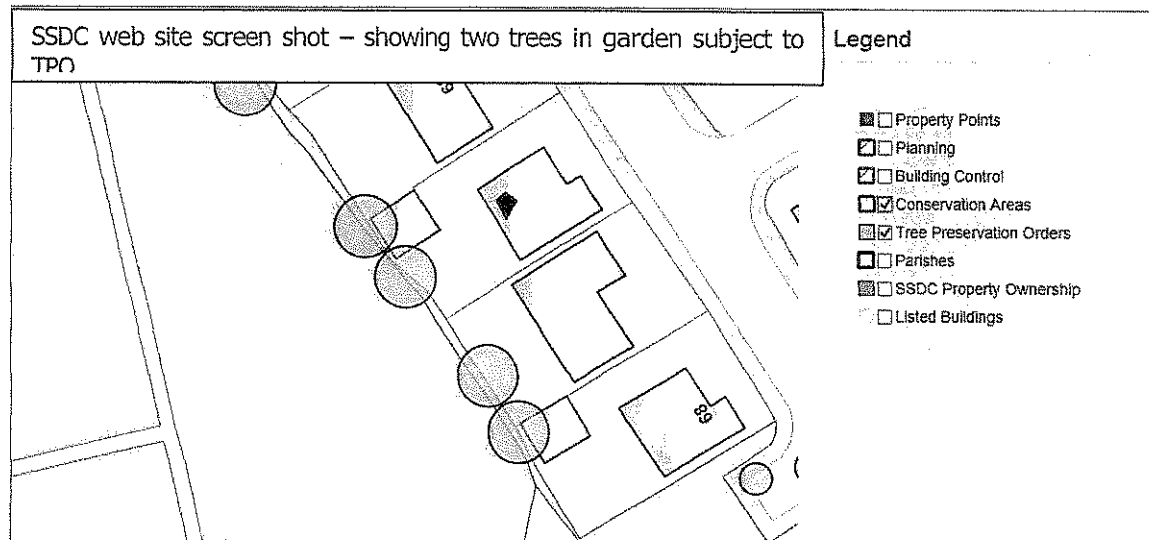
- **T2 Oak**

- Reduce crown size to previous pruning points (inspect for protected species before works commence – possible bat / bird holes in central stem at approx. 8m height).

Note - All tree works must comply with BS: 3998 (2010) *Tree work – recommendations*. I.e. reduction by thinning- not removal of all tertiary growth (London / SSDC style)

..... Brynley Andrews

Illustrations & plans



**Be sure, be safe,
look for this mark
of a professional**



- Birches, East street, West Coker, Yeovil, Somerset BA22 9BG
- Company number 4834946

9. **BEST VALUE**

Unlike their county and district counterparts, town councils are free to choose their own performance indicators. These play an important part in the Best Value process, as they are the yardsticks by which the targets set are measured.

To make sure indicators chosen give a balanced view of performance, the Government has suggested using five dimensions of performance:

- Strategic Objectives
- Cost/Efficiency
- Service Delivery Outcomes
- Quality
- Fair Access

The Council has set corporate health performance indicators as well as setting additional ones for each service. The Policy, Resources and Finance Committee has adopted a list of corporate performance indicators compiled from the mandatory list that all principal councils must adopt. Achievements against targets set will be reported to that Committee next month.

Service related indicators are just as important. The Council has agreed that these are best chosen by the Service Committees - who are already responsible for monitoring and reviewing the services within their purview. Last year, all the Service Committees were asked to put forward a performance indicator for each of the major services/functions under their control.

As far as this Committee is concerned, the major services are planning and licensing. It is suggested that as far as possible, performance indicators should be chosen which measure activities/services within the control of the Council.

Planning

The Town Council is consulted by the District Council on all planning applications falling within the Town. The Committee meets on a regular basis to ensure a frequent turnaround. The speed at which the Town Council expresses its views helps the District Council to achieve its statutory obligation of determining a prescribed proportion of applications within eight weeks.

The Town Council currently considers virtually all applications within 5 working days of receiving details from the District Council. This is an excellent level of service and its continued achievement is a good measure of the Town Council's commitment to providing a speedy and effective service.

Last year, the Committee set itself a target of views on 95% of planning applications to be formally expressed by the Town Council within 5 working days of receipt.

The turnaround figure achieved during the year was 100%. This clearly demonstrates that the quality of the information being provided by the District Council; the administration of the applications by the Town Council and the decision-making process are working extremely effectively.

Licensing

The Town Council has a number of licensing activities delegated to it by the District Council. It has been agreed by the Committee that an effective performance indicator is the issue of hackney carriage/private hire vehicle licences, which is largely within the control of the Town Council.

Last year, the Committee set itself a target of 95% of hackney carriage/private hire vehicle licence applications to be processed within 3 working days of receipt. Many visitors and local residents rely on taxis and the administration of new applications and renewals plays a key part in taxi availability.

The turnaround achieved during the year was 100%. This clearly demonstrates that the Town Council is performing well in its operation of the licensing service.

It is **RECOMMENDED** that the Committee notes this year's achievements and sets similar targets for this year's performance.

(Alan Tawse, Town Clerk - 01935 382424)