



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 20 June 2011**

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

14 June 2011

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

To: All Members of the Planning and Licensing
Committee

Martin Bailey

J Vincent Chainey (Vice-Chairman)

Philip Chandler (Ex-officio)

Clive Davis (Ex-officio) (Chairman)

John Hann

Andrew Kendall

Mike Lock

David Recardo

Manny Roper

Darren Shutler

A G E N D A

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

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

1. MINUTES

To approve the Minutes of the previous meetings held on 24 May and 6 June 2011.

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 28)

5. REPORT TABLE (Page 29)

6. TREE PRESERVATION ORDER

To note confirmation of a Tree Preservation Order. Land between Higher Kingston Road and the main entrance of Yeovil District Hospital. Copy attached at pages 30 to 32.

7. PLANNING DECISIONS (Pages 33 to 34)

8. BEST VALUE (Pages 35 to 36)

9. CORRESPONDENCE

	Application No	Proposal	Address
1	11/01763/FUL	Alterations to form new shopfront (GR 355768/116012)	2- 4 Vicarage Walk Yeovil Somerset
2	11/01793/FUL	Partial demolition, redevelopment and change of use of former bakery, shop and coach house/stable to create 5 No. dwellinghouses and conversion of exiting warehouse into Use Class B1 (Office) with ancillary storage and associated parking (Revised Application) (GR 355005/115957)	4-6 Orchard Street Yeovil Somerset
3	11/01794/FUL	The erection of an extension to provide 14 bedrooms over two floors, a single storey lounge/dining area, the construction of a relocated fire escape stair and internal alterations to existing building to create 5 additional bedrooms (GR 354821/116400)	Grovelands Residential Home 45 Grove Avenue Yeovil
4	11/01907/FUL	Alterations and the erection of a replacement garage (GR 354998/117323)	58 Marsh Lane Yeovil Somerset
5	11/01968/FUL	Alterations and the erection of a single storey rear extension to dwellinghouse (GR 355135/116257)	43 The Park Yeovil Somerset
6	11/02043/FUL	The erection of a conservatory to the rear of dwelling (GR 353972/116092)	109 Westbourne Grove Yeovil Somerset
7	11/02053/FUL	The erection of a two storey rear extension to dwellinghouse (GR 356232/116641)	16 North Terrace Yeovil Somerset
8	11/02125/FUL	Application for a new planning permission to replace extant permission 08/03967/FUL for the erection of 3 No. flats (GR 356215/116682)	Land Rear Of 62 Fielding Road Yeovil
9	11/02140/COU	The change of use of premises from a residential dwelling (Use Class C3) to boarding school dormitory accommodation (Use Class C2) (GR 355369/116231)	30A The Park Yeovil Somerset

PLANNING MEETING
MONDAY 20 JUNE 2011

PLANS LIST

The schedule of planning applications is attached.

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

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

BACKGROUND PAPERS

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

HUMAN RIGHTS ACT 1998 ISSUES

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

1. Articles 8: Right to respect for private and family life

i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.

ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

3. The First Protocol

Article 1: Protection of property

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

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

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

LEVEL 1 APPLICATIONS

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

1. Dwellings

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

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

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

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

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

1. Householder

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

2. Adverts

3. **Listed Building Consents (Alterations)**
4. **Listed Building Consents (Demolitions)**
5. **Conservation Area Consents**
6. **Demolition of unlisted buildings in Con. Areas**
7. **Others** This category includes all decisions relating to:
 - applications for Lawful Development Certificates for existing use (from July 1992); (**CLUEDs**)
 - applications for Lawful Development Certificates for proposed use (from July 1992); (**CLOPUDs**)
 - applications for Certificates of **Appropriate Alternative Development**;
 - notifications under:
 - **Circular 18/84** (Development by Government Departments); and
 - **Circular 14/90** (Overhead electric lines).
 - applications by the **British Coal Corporation** under Class A, Part 21 of the General Permitted Development Order 1995.
 - Telecom Notifications, any Tree Application, Agricultural Notifications, County Matters, Demolition Prior Approvals.

LEVEL 2 APPLICATIONS

1. **Dwellings**
 - More than 2 units (full) and more than 0.1 hectare (outline)
2. **Offices/R&D/Light Industry**
3. **Heavy Industry/Storage/Warehousing**
4. **Retail/Distribution/Servicing**
5. **All Other Minor Developments**
 - Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)
6. **Change of Use**

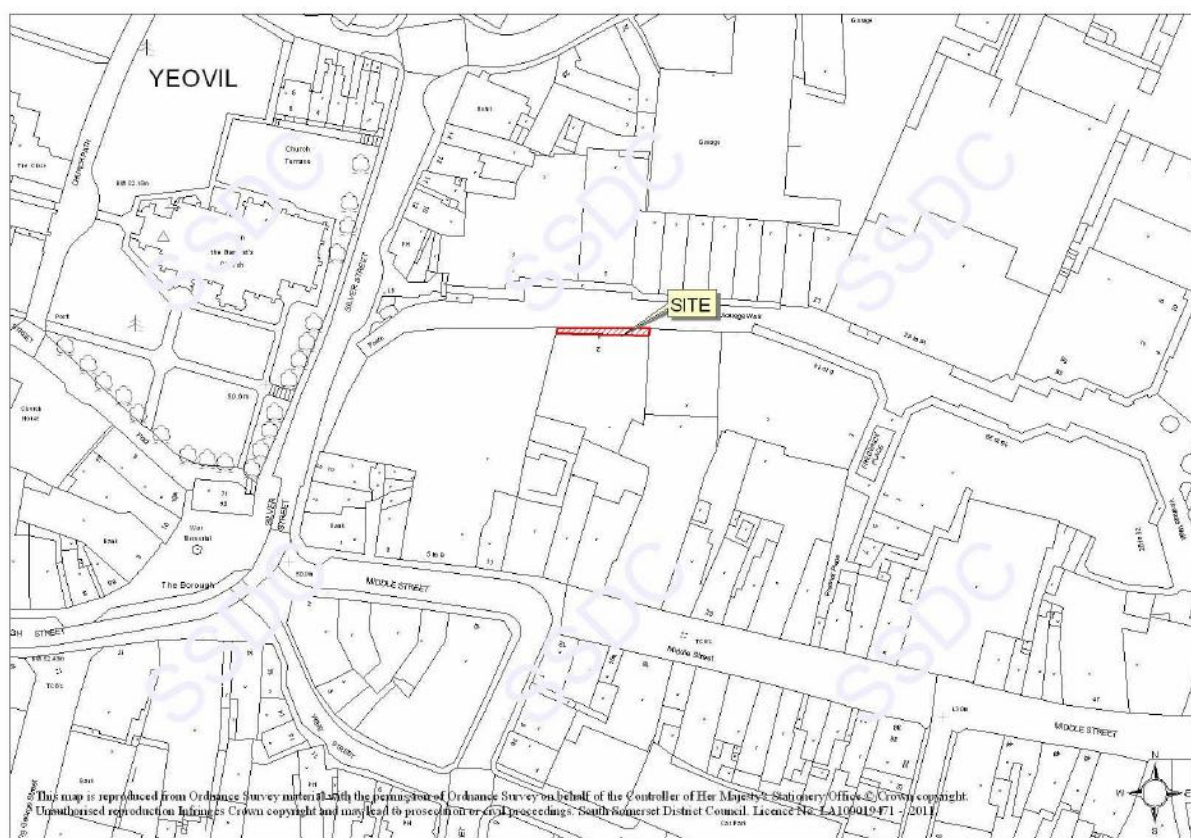
LEVEL 3 APPLICATIONS

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

1. Officer Report On Planning Application: 11/01763/FUL

Site Address:	2- 4 Vicarage Walk Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations to form new shopfront (GR 355768/116012)
Recommending Case Officer:	
Target date :	18th July 2011
Applicant :	Republic (Retail) Ltd
Type :	Minor Retail less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



2-4 Vicarage Walk is a retail premises situated at the top of The Quedam shopping precinct in Yeovil town centre, formerly occupied by 'Officer's Club' and 'Dixons'. The site is situated to the east of the Yeovil conservation area and has no listed building in its immediate vicinity.

The application seeks planning permission for alterations to form a new shopfront, to include laminated glass windows, a roller shutter entrance and internally illuminated signage. Full details of the finish and design of the roller shutters have not been provided and so can be negotiated by way of a condition on any approval. The roller shutters will be fitted internally behind laminated glass panels, with two sets of flanking pilasters installed in the central section of the shopfront to provide recessed doorways

with ramped surfaces and brick slip cladding to the central column between the two entrances.

There is a concurrent application for advert consent for the fascia sign - 11/01766/ADV.

HISTORY

06/01700/ADV - The display of an internally illuminated shop fascia sign - Permitted with conditions - June 2006

POLICY

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

The development plan comprises The Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan 2006:

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR4 - Development in Towns

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

MS7 - Adverts and Shopfronts

National Guidance:

PPS1 - Delivering Sustainable Development

The South Somerset District Council Design of Shopfronts, Signs and Security Measures Guidance

Other Considerations:

Reference should also be made to the Councils adopted Sustainable Community Strategy:

Goal 5 [High Performance Local Economy]

Goal 7 [Distinctiveness]

Goal 8 [Quality Development]

CONSULTATIONS

Technical Services - "No comment"

SCC Highways - "No observations"

REPRESENTATIONS

General notice site notice erected - no representations received to date

CONSIDERATIONS

Is the proposal in keeping or does it enhance the current retail frontage of Vicarage Walk and The Quedam?

Does the scheme provide suitable access for all customers?

The advertisements (signage) are to be considered separately in the concurrent application.

RECOMMENDATION

The views of the Town Council are invited.

2. **Officer Report On Planning Application: 11/01793/FUL**

Site Address:	4-6 Orchard Street Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Partial demolition, redevelopment and change of use of former bakery, shop and coach house/stable to create 5 No. dwellinghouses and conversion of exiting warehouse into Use Class B1 (Office) with ancillary storage and associated parking (Revised Application) (GR 355005/115957)
Recommending Case Officer:	Simon Fox
Target date :	20th July 2011
Applicant :	Sequoia Land & Property Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



A former shop on Orchard Street and rear buildings comprising a former bakery and coach house/stable form the application site. The site can be accessed by vehicles via an archway from Orchard Street and a separate pedestrian access is also available from Orchard Street. The application site is sandwiched between Orchard Street, Huish and West Street.

This application follows a previously withdrawn application that showed two adjoining commercial/industrial buildings within the blue line. This has now changed with one now being included in the red line and one (which can be accessed from West Street) is no longer in the applicant's ownership.

Orchard Street, Huish and West Street broadly comprise redbrick Victorian terraces.

The proposal seeks to partially demolish aspects of the building, redevelopment and change the use of the remaining buildings to form five dwellings with nine allocated off-street parking spaces, with bike store. The use of the adjoining commercial building will be regularised as B1 with ancillary storage with three parking spaces.

The site is within the development area as defined in the South Somerset Local Plan.

HISTORY

11/00060/FUL: Partial demolition, redevelopment and change of use of former bakery, shop and coach house/stable to create 5 No. dwellinghouses with associated parking:
Withdrawn: 17/03/2011.

802317: The conversion of store to retail shop: Application permitted with conditions: 14/11/1980.

800467: The erection of a waiting room, toilets and store at MOT Test Centre: Application permitted with conditions: 02/04/1980.

Adjacent to the site:

4 Orchard Street-

07/00546/FUL: Demolition of existing garage and erection of a building with 1 no. two bedroom flat and parking: Application permitted with conditions: 13/03/2007.

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Car Parking

ME6 - Retention of Land and Premises

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

PPS4 - Economic Growth

PPG13 - Transport

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

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

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Economic Development
SSDC Ecologist
SSDC Environmental Protection Unit
Somerset Waste Partnership
SSDC Technical Services

REPRESENTATIONS

Neighbouring properties 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 key matters to consider in this case are:

The site is located within the development boundary where the local plan states development is acceptable in principle.

- Is the loss of the shop and employment uses acceptable?
- Does the proposal represent a sensitive conversion scheme?
- Will there be overlooking of adjacent properties?
- Are there amenity concerns with the relationship to West St Works?
- Does the scheme provide sufficient, useable and safe on-site parking?
- Wildlife

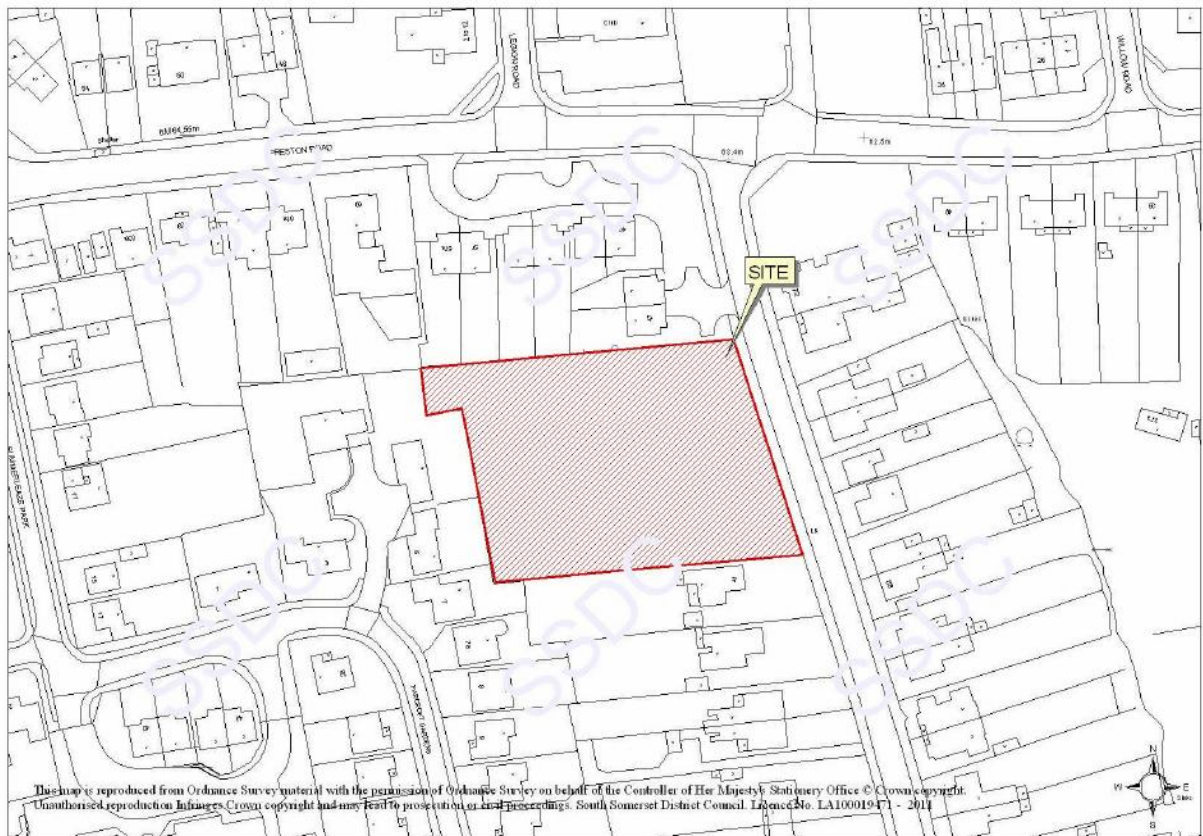
RECOMMENDATION

The views of Yeovil Town Council are invited.

3. **Officer Report On Planning Application: 11/01794/FUL**

Site Address:	Grovelands Residential Home 45 Grove Avenue Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of an extension to provide 14 bedrooms over two floors, a single storey lounge/dining area, the construction of a relocated fire escape stair and internal alterations to existing building to create 5 additional bedrooms (GR 354821/116400)
Recommending Case Officer:	Simon Fox
Target date :	14th July 2011
Applicant :	Somerset Care Ltd
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Grovelands is a 60-bed two-storey care home with associated facilities and landscaped gardens. First occupied in 2007 the home replaced a former care home, and currently provides 15 No. marked-out parking spaces, inclusive of two disabled spaces.

Two trees on site are subject to Tree Preservation Orders, one, a beech tree is located immediately adjacent to the southern gable of the wing located closest to Grove Avenue.

The proposal seeks to remove the beech tree, which is said to be dead, and extend the care home to create 15 No. additional rooms over two floors. A single-storey garden room is also proposed and internal alterations would allow the creation of a further 5 No. rooms. The submitted plans show three additional marked-out parking spaces. The design of the extension would follow that of the existing building with gables presented to Grove Avenue and a small flat roofed parapet section adjacent to No. 41 Grove Avenue.

The site is within the development area as defined in the South Somerset Local Plan, the site also adjoins the Conservation Area to the east and south.

HISTORY

05/01281/FUL: Demolition of existing property and the erection of a two-phased elderly persons home: Application permitted with conditions: 03/08/2005

05/01313/TPO: Application to fell one cherry tree shown as T1 in the South Somerset District Council Tree Preservation Order Yeovil No.7 2004: Permitted: 28/06/2005

Pre-2005 history exists.

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

TP6 - Non-residential Parking Provision

National Guidance

PPS1 - Sustainable Development

CONSULTATIONS

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

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Tree Officer

SSDC Conservation Manager

SSDC Technical Services

REPRESENTATIONS

A site notice has been displayed and neighbouring properties to the site have been notified. Two representations had been received at the time of submitting this report.

Issues raised relate to:

- Lack of parking for existing use and proposed development, resulting in parking in Grove Avenue
- Noise and disturbance from delivery lorries before 7-8am
- No screen planting has taken place until very recently

Question the treatment and health of the tree which is now claimed to be dead, the cause of the demise should be fully established before the application is determined

- Concerns about noise, disturbance and dust during construction works
- The applicant has failed to keep to the terms of the original application

CONSIDERATIONS

The key matters to consider in this case are:

The site is located within the development boundary where the local plan states development is acceptable in principle.

- Design, Bulk, Scale and Massing - Impact on streetscene, and adjoining Conservation Area
- Does the proposal provide sufficient on-site parking for the extra accommodation?
- Trees
- Will the proposal have any effect on adjacent properties?

RECOMMENDATION

The views of Yeovil Town Council are invited.

4. **Officer Report On Planning Application: 11/01907/FUL**

Site Address:	58 Marsh Lane Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a replacement garage (GR 354998/117323)
Recommending Case Officer:	Jane Green
Target date :	22nd July 2011
Applicant :	Mr Nigel Brown
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



58 Marsh Lane is a two storey detached dwellinghouse constructed of red brick under plain tiled roof. The property is located in an elevated position on the east side of the road and is located amongst other similar residential development. The property benefits from off road parking with a drive to an existing single garage located to the rear.

The proposal seeks planning permission for the erection of a replacement single garage. A shed attached to the rear of the existing garage will be removed as part of the works. The garage is proposed to measure 8.8 metres deep, 3.8 metres wide and 4 metres high and will be constructed of red brick to match the property to the front and south elevation and the rest rendered with a plain tiled roof to match the property. The roof will be of a hipped design and one window is proposed on the south elevation facing the application property. It will be located 0.6 metres back from the front of the existing garages position and 0.17 metres from the neighbour's boundary. It is noted that the neighbour has a garage and outbuilding used in connection with a dog grooming business immediately adjacent to the same boundary.

HISTORY

98/00029/REF - Demolition of existing lean-to and conservatory, alterations and the erection of a two storey extension to dwellinghouse and rebuilding of conservatory - Appeal allowed subject to conditions August 1998

98/00199/FUL - Demolition of existing lean-to and conservatory, alterations and the erection of a two storey extension to dwellinghouse and rebuilding of conservatory (Revised Application) - Application refused June 1998

97/02174/FUL - Demolition of existing lean-to and conservatory, alterations and the erection of a two storey extension to dwellinghouse and rebuilding of conservatory - Application refused January 1998

1990 - Erection of a dwellinghouse and the formation of pedestrian access - Conditionally approved January 1949

22857 - Erection of a private dwellinghouse - Approved January 1949

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR2 (Towns)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

Sustainable Community Strategy

Goal 8: Quality Development

CONSULTATIONS

SSDC Technical Services - Surface water disposal via soakways

SCC Highways - No observations

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

The main considerations here are:

- Is the form and scale of the proposal in keeping with the existing built form and character of the area?
- Are there residential amenity issues in terms of overbearing or overshadowing to the adjacent neighbours?

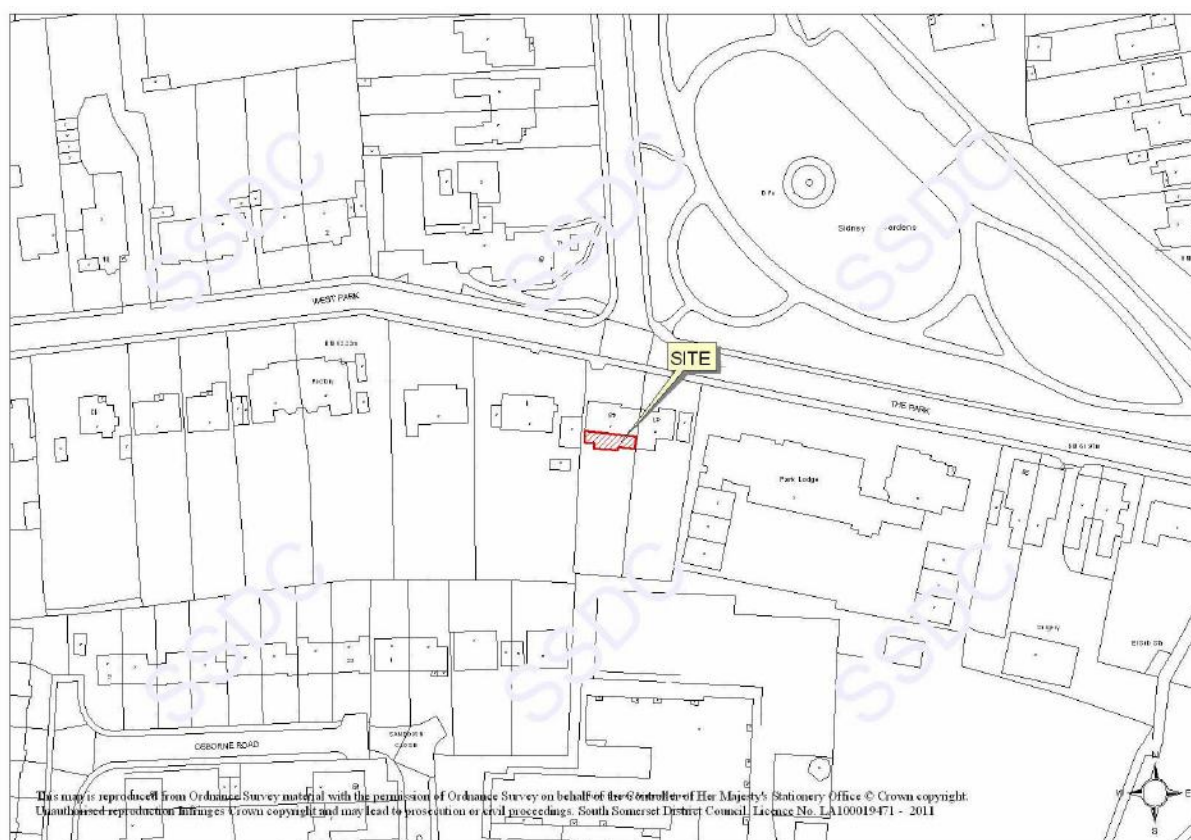
RECOMMENDATION

The views of the Town Council are invited.

5. Officer Report On Planning Application: 11/01968/FUL

Site Address:	43 The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey rear extension to dwellinghouse (GR 355135/116257)
Recommending Case Officer:	Jane Green
Target date :	21st July 2011
Applicant :	Mr And Mrs Marsh
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



43 The Park is a two storey semi detached property constructed of red brick under a clay tiled roof. The pair of properties although sitting lower than the road occupy a fairly prominent position on the junction of The Park and West Park opposite Sidney Gardens. The area is designated as a conservation area in the local plan and the area is also subject of an Article 4 Directive which restricts permitted development right for householders to make minor alterations to the front of and forward of the property.

The application originally sought planning permission for the erection of a single storey extension to the rear of the property to form a kitchen and glazed canopy over two areas either side, and for a porch, up and over metal garage door and to replace fascias and rainwater goods with white UPVC to the front of the property. Whilst the

proposal to the rear remains as originally applied for, amended plans have been received since then removing the porch element of the proposal and changing the material of the up and over garage door from metal to timber, exact specifications to agreed.

For information the rear extension will measure 4.1 metres deep, 3.4 to top of parapet wall with windows facing out into the garden. The extension will take the form of a flat roof, with parapet walls and a glass lantern to the roof. The walls will be rendered on a brick plinth to match the brick of the existing house. The canopy will be glazed and supported by posts.

HISTORY

760430 - Erection of a extension to dwellinghouse - Conditionally approved April 1976

752035 - Erection of first floor extension to dwellinghouse at 43 The Park, Yeovil - Refused March 1976

18841/1 - Erection of private dwellinghouse with garages, formation of vehicular access - Approved August 1953

18841 - Outline: Development of land for erection of private dwellinghouses with garages, formation of vehicular accesses - Conditionally approved March 1953

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR2 (Towns)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

Sustainable Community Strategy

Goal 8: Quality Development

CONSULTATIONS

SSDC Technical Services - Surface water disposal via soakaways

SCC Highways - No observations

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

The main considerations here are:

- Is the proposal in keeping with the scale and proportion of the existing dwelling?
- Are there residential amenity issues in terms of overlooking or overshadowing of neighbouring properties?
- Is the proposal in keeping with the character of the conservation area

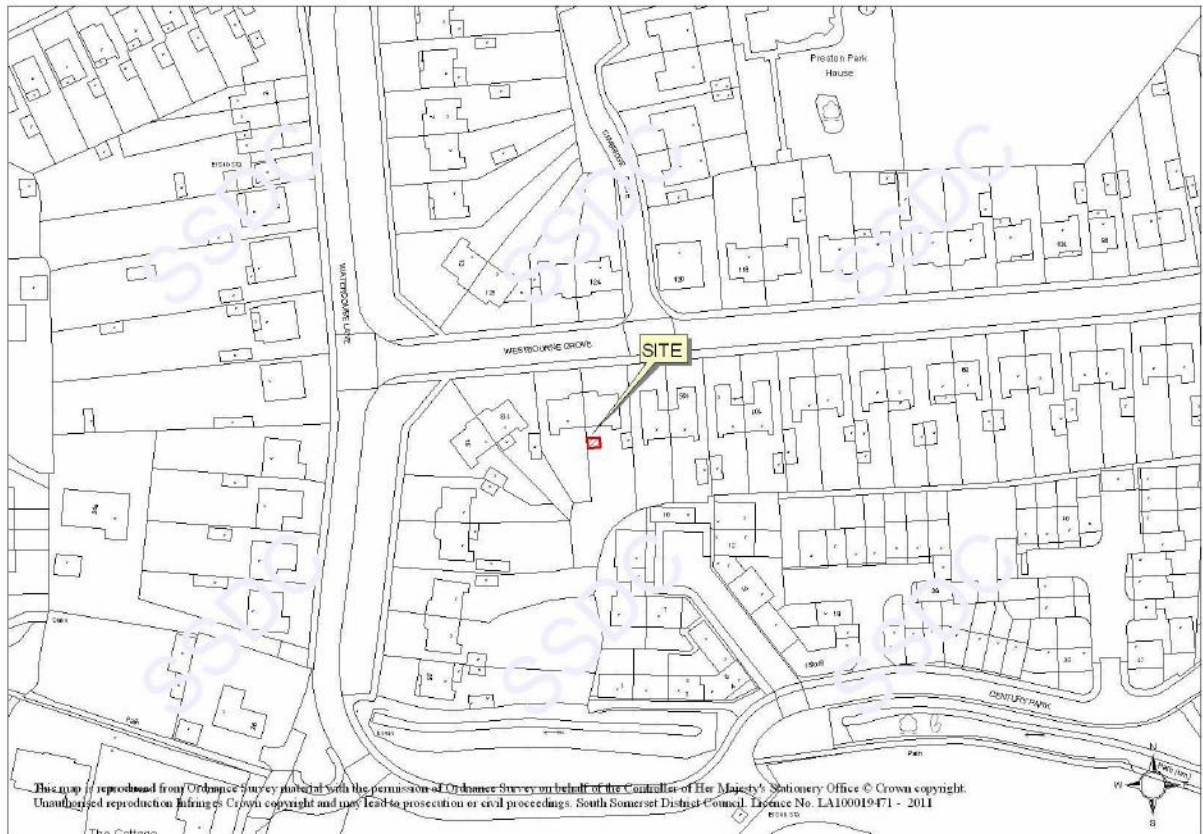
RECOMMENDATION

The views of the Town Council are invited.

6. **Officer Report On Planning Application: 11/02043/FUL**

Site Address:	109 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a conservatory to the rear of dwelling (GR 353972/116092)
Recommending Case Officer:	
Target date :	21st July 2011
Applicant :	Mr Chris Carrow
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



109 Westbourne Grove is a semi-detached residential bungalow with converted roofspace, constructed of red brick under a concrete tiled roof with white UPVC openings and is situated near the junction of Westbourne Grove with Watercombe Lane. The area is characterised by similar dwellings, leading to two-storey houses of red brick and render as you go further east along Westbourne Grove. Detached structures and extensions are evident in the vicinity. The application property has a garden to the rear and a paved parking area at the front, adjacent to the highway.

The proposal seeks the erection of a conservatory to the rear of the dwelling, to be constructed of polycarbonate sheeting, white UPVC and a dwarf brick wall to match the existing bungalow. There will be a set of doors to the eastern elevation, with the rest to be glazed, save the dwarf wall and the western flank, which adjoins the neighbouring property, which is to be of brickwork. The conservatory would measure approximately 4 metres in width and depth with a maximum height of 2.75 metres. As part of the scheme, the hedgerow on the western elevation is to be removed.

HISTORY

None relevant

POLICY

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

The development plan comprises The Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan 2006:

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR4 - Development in Towns

South Somerset Local Plan (2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

National Guidance:

PPS1 - Delivering Sustainable Development

Other Considerations:

Reference should also be made to the Council's adopted Sustainable Community Strategy:

Goal 8 [Quality Development]

CONSULTATIONS

SCC Highways - "No observations"

Technical Services - "Surface water disposal via soakaways"

REPRESENTATIONS

3 neighbours notified - No representations received to date

CONSIDERATIONS

Is the proposal in keeping with the character and established build form of the area?

Is the proposal in keeping with then scale and proportion of the existing dwelling?

Are there residential amenity issues in terms of overlooking or overshadowing of neighbouring properties?

RECOMMENDATION

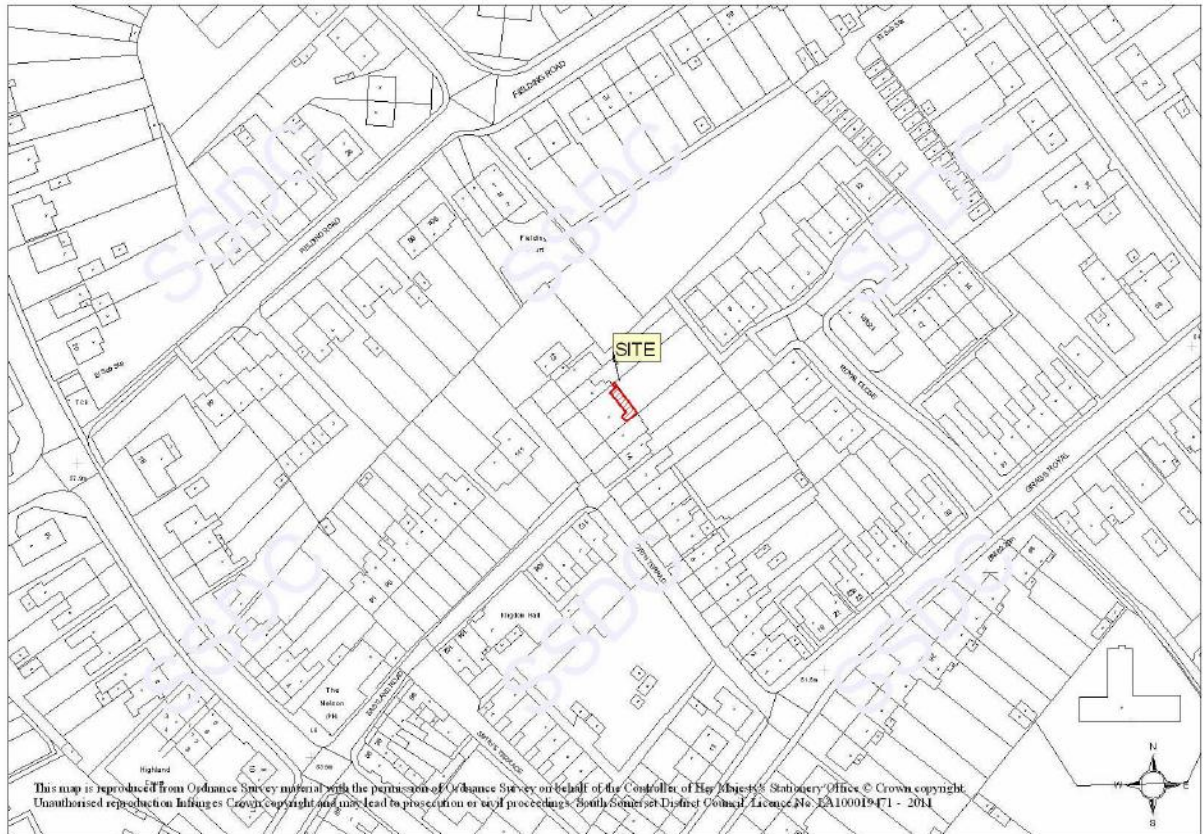
The views of the Town Council are invited.

7. Officer Report On Planning Application: 11/02053/FUL

Site Address:	16 North Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey rear extension to dwellinghouse (GR 356232/116641)
Recommending Case Officer:	Jane Green

Target date :	18th July 2011
Applicant :	Mr C Lindsell
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



16 North Terrace is a double fronted terraced dwellinghouse constructed of red brick under a slate tiled roof. It occupies an elevated position above Eastland Road on the east side of North Terrace. The property benefits from a large plot, which rises to the east. Either side of the application property the adjacent properties have single storey extensions. The site visit revealed most of the properties in the terrace have extensions many of which are pitched roof two storey where the ridge of the roof meets the original eaves of the property.

The application seeks planning permission for the erection of a two storey rear extension to the dwellinghouse. The scheme will see removal of the existing two storey element under a cat slide roof and the informal arrangement of a corrugated iron constructed single storey lean to and an original outside wc. The existing property's footprint measures approximately 8 metres deep with the single storey informal arrangement adding another 2 metres. The proposal will see the new footprint of the property measure 11 metres in depth. It is designed with two gables meeting at a valley with the ridges of the gables sitting 0.6 metres below the ridge of the existing property. No windows are proposed on the side elevations of the extension. The materials of the extension are proposed to match the existing property. No alterations are proposed to the existing parking arrangements.

To note there has been concern regarding the proposal and possible encroachment onto the neighbour's property (number 15). This has been clarified by the planning agent who has confirmed categorically there is no overhanging or encroachment to the neighbouring property.

HISTORY

None

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR2 (Towns)

STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

Sustainable Community Strategy

Goal 8: Quality Development

CONSULTATIONS

SSDC Technical Services - No comment

SCC Highways - No observations

REPRESENTATIONS

2 neighbours notified, no representations received to date

CONSIDERATIONS

The main considerations here are:

- Is the design and scale of the extension subservient to the host property 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? The main concerns with two a storey extension are overshadowing, loss of light and overbearing issues.

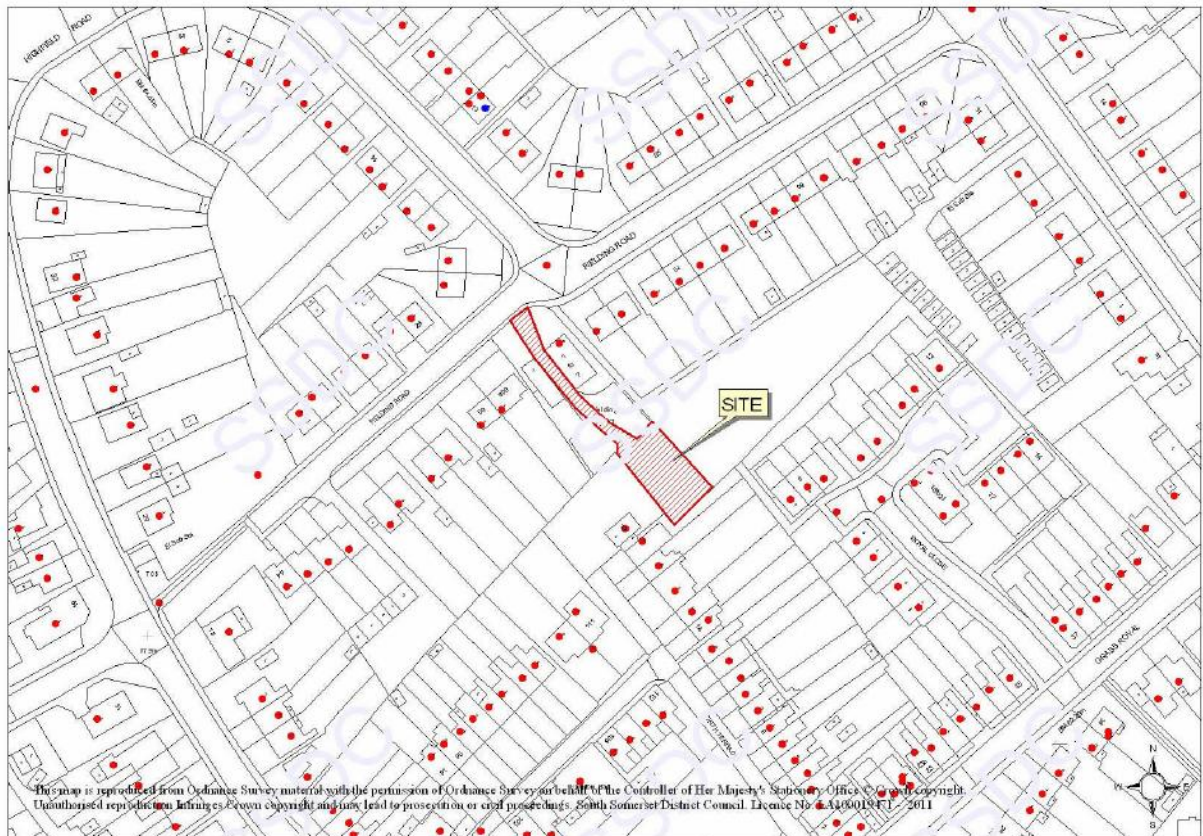
RECOMMENDATION

The views of the Town Council are invited.

8. **Officer Report On Planning Application: 11/02125/FUL**

Site Address:	Land Rear Of 62 Fielding Road Yeovil
Ward :	Yeovil (Central)
Proposal :	Application for a new planning permission to replace extant permission 08/03967/FUL for the erection of 3 No. flats (GR 356215/116682)
Recommending Case Officer:	Simon Fox
Target date :	21st July 2011
Applicant :	Mr Ian White
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located to the rear (south-east) of Fielding Court, which is a two-storey brick block containing seven No. flats pierced by a central access which enable vehicles to reach the parking area to the rear. Beyond this parking area is a rectangular grassed area.

To the northeast of the site is a small play area and residential development surrounds the other external boundaries.

Planning permission was granted for the erection of a two-storey building comprising three flats on the rectangular grassed area, ref 08/03967/FUL. The building contained two one-bed flats at the first floor and one larger one-bed flat on the ground floor. Finishing materials include brickwork, reconstructed stone under a concrete tile roof. Three parking spaces are provided.

This permission expires on 13th November 2011 following approval in 2008. The permission has not commenced and this application seeks a new planning permission to replace an 'extant' planning permission in order to extend the time limit for implementation.

HISTORY

08/03967/FUL: The erection of 3 No. flats: Application permitted with conditions: 13/11/2008

05/03231/FUL: The erection of 3 No. flats: Application permitted with conditions: 23/02/2006

04/01038/FUL: The erection of a block of two flats: Application refused: 15/09/2004 - Allowed at appeal

96/00831/FUL: The erection of a bungalow and garage: Application refused: 20/05/1996 - Appeal dismissed.

92/02399/FUL: The erection of a two-storey building comprising two bedsits with garages under: Application refused: 07/02/1992

91/02614/FUL: The erection of a two-storey building comprising of two bedsits with garages under: Application refused: 26/11/1991

883443: Demolition of house and store and erection of a two-storey block of 7 No. flats and the provision of car parking spaces: Application permitted with conditions: 25.01.1989

Pre-1988 history exists.

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development
TP7 - Residential Parking Provision

National Guidance
PPS1 - Sustainable Development
PPS3 - Housing
PPG13 - Transport

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 8 - High Quality Homes
Goal 9 - A Balanced housing Market
Goal 11 - Environment

CONSULTATIONS

No other consultations had been received at the time of submitting this report.

Bodies consulted:

Highways Authority (Somerset CC)
SSDC Technical Services

REPRESENTATIONS

Neighbouring properties to the site have been notified. No representations had been received at the time of submitting this report.

CONSIDERATIONS

The key matters to consider in this case are:

- The site is located within the development boundary where the local plan states development is acceptable in principle.
- Full planning permission has been granted in 2008 for the erection of 3 No. flats, ref 08/03967/FUL. This followed similar permissions in 2004 and 2005.
- The application seeks a new planning permission to replace an extant planning permission in order to extend the time limit for implementation.

The main question to take into account is whether any substantive planning material consideration has become apparent (physical site specific matter or policy) that should prevent the life of this approval being extended for another three years?

The main planning issues raised during the last application included,

- The principle of development
- Residential Amenity
- Parking

RECOMMENDATION

The views of Yeovil Town Council are invited.

9. Officer Report On Planning Application: 11/02140/COU

Site Address:	30A The Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The change of use of premises from a residential dwelling (Use Class C3) to boarding school dormitory accommodation (Use Class C2)(GR 355369/116231)
Recommending Case Officer:	Simon Fox
Target date :	26th July 2011
Applicant :	The Park School
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



30A comprises a semi-detached dwellinghouse (Use Class C3) currently within the ownership of The Park School. It is located adjacent to one of the schools teaching blocks, which is listed, and adjoins the Heads' house. The property is currently occupied by a member of staff. The site is located at the end of The Park where Queensway dissects the historic route.

This application seeks to change the use of the property to boarding school dormitory accommodation (Use Class C2). Various internal alterations would be required to create a bedsit on the ground floor for the boarding house mistress and 2 No. three person dormitories at the first floor.

The site adjoins the Conservation Area and is within the development area as defined in the South Somerset Local Plan.

HISTORY

No relevant history.

POLICY

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

The development plan comprises the Regional Spatial Strategy, The Somerset and Exmoor National Park Joint Structure Plan Review, and the 'saved' policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

CONSULTATIONS

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

The following bodies have been notified:

Highways Authority (Somerset CC)

SSDC Conservation Officer

SSDC Environmental Protection Unit

SSDC Technical Services

REPRESENTATIONS

A site notice has been displayed and neighbouring properties to the site have been notified in writing. No representations had been received at the time of submitting this report.

CONSIDERATIONS

It is unclear from the property history but it is likely this property and the adjoining property, No. 30 was once one property.

School premises surround the site and as such the impact on third party dwellings will be minimal. There is no impact on parking provision.

RECOMMENDATION

The views of Yeovil Town Council are invited.

PLANNING DECISIONS

11/01569/FUL The erection of a replacement single storey side extension at Burlington 97 West Coker Road Yeovil Somerset BA20 2JQ
Applicant Mr & Mrs J Dowding

APPROVAL subject to conditions

11/01669/FUL The erection of 1 no One Bedroom Flat at Land Rear Of Former Chapel Huish Yeovil Somerset BA20 1BW
Applicant Mr Andrew Hatton-Woods

REFUSAL

11/01574/LBC The carrying out of internal alterations to include the installation of a new staircase at 39 Princes Street Yeovil Somerset BA20 1EG
Applicant Mr Andrew Glidden

APPROVAL subject to conditions

11/00977/COU The change of use of premises from a window company (Use Class B1) to a gymnasium (Use Class D2) at 2A & 2B Kingfisher Close Gazelle Road Lynx Trading Estate Yeovil Somerset BA20 2PJ
Applicant Mr Christopher Rogers

REFUSAL

11/01440/R3C The installation of a timber walkway to replace to existing tarmac path to connect upper playing field to main school site at Reckleford Youth Centre Eastfield Road Yeovil Somerset BA21 4ET
Applicant Somerset County Council

APPROVAL subject to conditions

11/01282/FUL Alterations and the erection of a single storey rear extension and a detached garage at 117 St Michaels Avenue Yeovil Somerset BA21 4LN
Applicant Mr And Mrs S Brown

APPROVAL subject to conditions

10/04803/FUL The erection of an extension to existing day nursery at 89 Preston Road Yeovil Somerset BA20 2DN
Applicant Mrs Helen Jones

APPROVAL subject to conditions

11/01323/FUL The erection of an extension to first floor flat at 10A Union Street Yeovil
Somerset BA20 1PQ
Applicant Mr J Veiga

APPROVAL subject to conditions

11/01083//FUL The conversion of existing car port into an extension room at 83 Southway
Drive Yeovil Somerset BA21 3EB
Applicant Mr Ronald Woodrow

DETERMINATION OF APPLICATION FOR PLANNING PERMISSION

11/01971/R3C Proposed timber building for use as a Store and Changing Area at Land at
Oaklands Primary School, Preston Grove, Yeovil, Somerset, BA20 2DU
Applicant Somerset County Council

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

Report Table for Town Council 20 June 2011

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
11/02050/ADV	KFC, Houndstone Retail Park	The display of non illuminated and illuminated fascia signs, free standing directional signs, totem sign, flex-face logo sign and free standing information signs (19 signs in total)	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?
11/01766/ADV	2-4 Vicarage Walk, Yeovil	The display of 1 no. internally illuminated fascia sign	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?
11/01165/ADV	Nationwide Building Society, 36- 38 Middle Street, Yeovil	The display of a replacement internally illuminated ATM sign	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?

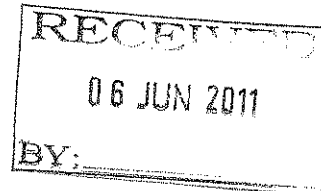
TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

NOTICE OF CONFIRMATION OF TREE PRESERVATION ORDER

THE SOUTH SOMERSET (YEOVIL NO 1) TREE PRESERVATION ORDER 2011

To: Mr Alan Tawse
Yeovil District Council
The Town House
19 Union Square
Yeovil
BA20 1PQ



NOTICE IS HEREBY GIVEN that the SOUTH SOMERSET DISTRICT COUNCIL in pursuance of their powers as Local Planning Authority under the Town and Country Planning Act 1990 and under the above-mentioned Regulations, have on the 28th day of January 2011 resolved to confirm without modification the Tree Preservation Order made by the said Council on the 3rd day of June 2011.

Dated this 3rd day of June 2011.

Signed

A handwritten signature in black ink, appearing to be a stylized 'J' followed by a wavy line.

Development Manager

Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT

SCHEDULE 1

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

Reference on map	Description	Situation
T1	Maple	Situated within the island verge immediately to the west of Group 1

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

Reference on map	Description	Situation
None	None	

GROUPS OF TREES

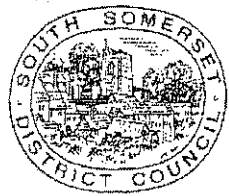
(within a broken black line on the map)

Reference on map	Description	Situation
G1	Maples x 9	The strip of land between Higher Kingston Road and the main entrance of Yeovil District Hospital

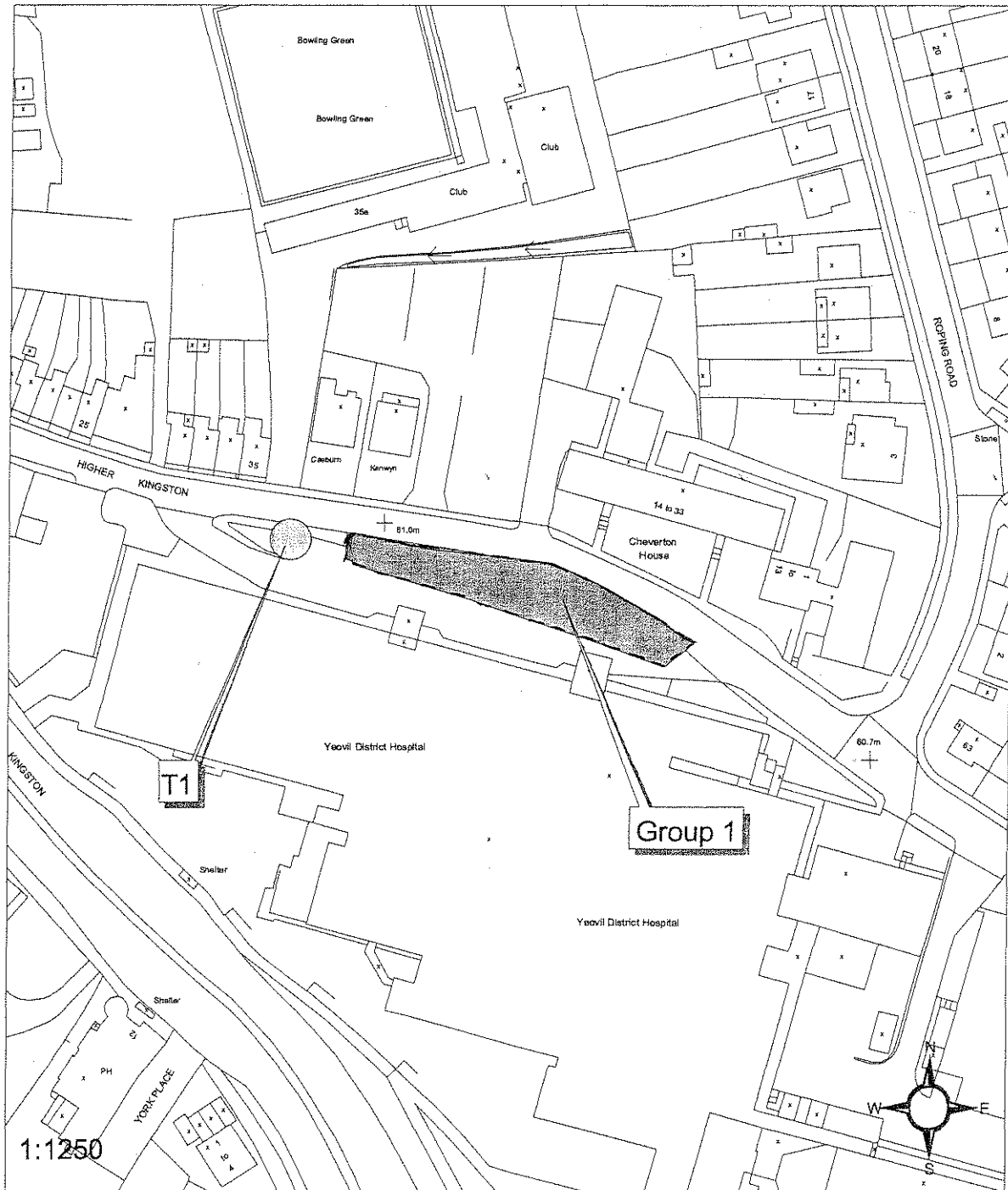
WOODLANDS

(within a continuous black line on the map)

Reference on map	Description	Situation
None	None	



TREE PRESERVATION ORDER



South Somerset District Council
Tree Preservation Order
Yeovil No 1 2011
Scale 1:1250

Signed by and on behalf of SOUTH
SOMERSET DISTRICT COUNCIL by a
duly authorised Officer on the 28th day of
January in the year two thousand and eleven.

Development Manager

CONFIRMATION OF ORDER
This Order was confirmed by the South Somerset
District Council without modification on the 3rd June
2011

Development Manager

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 later this 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 99%. 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)