



Yeovil Town Council

**Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ**

Phone 01935 382424
Fax 01935 382429
E-mail alan.tawse@yeovil.gov.uk

Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 30 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

24 June 2014

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

To: All Members of the Planning and Licensing Committee

Kris Castle

Philip Chandler (Vice-Chairman)

David Dollard

Andrew Kendall

Mike Lock (Ex-officio)

Manny Roper

Darren Shutler (Chairman) (Ex-officio)

Equality Act 2010

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

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

The protected characteristics are:

Age

Race

Disability

Religion or Belief

Gender Reassignment

Sex

Marriage and Civil Partnership

Sexual Orientation

Pregnancy and Maternity

A G E N D A

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

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

1. MINUTES

To confirm as a correct record the Minutes of the previous meetings held on 16 June 2014.

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

4. PLANS LIST (Pages 2 to 24)

5. REPORT TABLE (Page 25)

6. PLANNING DECISIONS (Pages 26 to 27)

7. CORRESPONDENCE

	Application No	Proposal	Address
1	14/01822/FUL	The change of use of ground floor to a mixed use of A1 (shop) and A3 (Cafe), new shopfront and canopy (GR 355750/115987)	13 Middle Street Yeovil Somerset
2	14/02078/FUL	The increase in height of existing boundary fence (Part retrospective) (GR 354956/117096)	5 Stiby Road Yeovil Somerset
3	14/02166/FUL	Erection of canopies to multi use games area, an outdoor dining area and a servery hatch and the siting of a portable building for use as a changing room (GR 356303/117657)	Bucklers Mead School St. Johns Road Yeovil
4	14/02286/FUL	Relocation of entrance door (Retrospective Application) (GR 354565/114713)	Key Store 57 - 59 West Coker Road Yeovil
5	14/02296/FUL	The erection of a self storage building with offices, the change of use of land to an outside storage area including vehicle and caravan storage and the change of use of land for the sale of cars and caravans (including storage of vehicles/caravans)(Part Retrospective) (GR 353277/116128)	Higher Farm Industrial Estate Preston Road Yeovil
6	14/02475/FUL	The construction of 5 No. off road car parking spaces (GR 356413/117451)	Land Adjoining 10 And 20 St Johns Road Yeovil
7	14/02619/COU	The change of use of premises from a public house (Use Class A4) to a children's day nursery (Use Class D1) (GR 354344/114988)	Yew Tree Inn 25 Forest Hill Forest Hill Yeovil
8	14/02627/FUL	The erection of a replacement garage (GR 355089/115966)	6 Hallet Gardens Yeovil Somerset

PLANNING MEETING
MONDAY 30 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: 14/01822/FUL

Site Address:	13 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor to a mixed use of A1 (shop) and A3 (Cafe), new shopfront and canopy (GR 355750/115987)
Recommending Case Officer:	Jane Green
Target date :	28th July 2014
Applicant :	Costa Ltd
Type : 12	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



13 Middle Street is a retail premises forming part of the main retail centre of the town. For information the premises is currently operating as 'Mountain Warehouse', a retail shop. The premises is a modern fitted shop with the overall building being a traditional 3 storey building with attractive features. The premises are located within the Primary Shopping Frontages of the Yeovil Town Shopping Centre defined within the adopted South Somerset Local Plan. There are no listed buildings in the immediate vicinity and the site is outside of the Yeovil Conservation Area.

The application seeks planning permission for the change of use of the premises from retail (use class A1) to a mixed A1/A3 use coffee shop. The sale of off site sandwiches and drinks forms the class A1 sales. The supporting information states that the opening hours of the premises are between 06.30 and 20.00. It is stated that the existing Costa Coffee located in the Quedam Centre will re-locate to these premises.

The application also proposes a new metal framed shopfront with concertina doors either side of the front door. A metal powder coated balustrade is to be erected on the east side of the shopfront. A canopy is proposed which will be a fabric awning extending from the new shopfront. The plans indicate this will not extend over the public highway but will be set back under the building.

The existing level access will remain with the existing slight step bounded by the proposed balustrade. As such the development appears to be Disability and the Equality Act compliant.

It is noted there are no requirements for extraction equipment to discharge odour and fumes from cooking food as the only warm food which is sold on the premises is paninis which are warmed up behind the counter on a griddle.

Any proposed advertisements will be subject to a separate advertisement consent application.

HISTORY

Various and numerous advertisement consents for signs and shop fronts over the years, most recently:

08/04100/ADV - The display of an internally illuminated fascia sign - Application permitted with conditions - November 2008

08/04103/FUL - The installation of replacement air conditioning units to rear of premises - Application permitted with conditions - October 2008

POLICY

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

The 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)
MC1 (Primary Shopping Frontages)
MC4 (Other Uses in Town Centres)

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

Chapter 7 (Requiring Good Design)

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

CONSULTATIONS

Yeovil Town Council - Observations sought

Highways Authority - To be considered further

SSDC Environmental Protection Unit - Observations sought

South Somerset Disability Forum - Notified of application

REPRESENTATIONS

2 neighbours notified and site notice (general interest) displayed, no representations received at time of writing this report

CONSIDERATIONS

The main considerations here are:

- The site is located within the defined development area where development is acceptable in principle.
- Is the proposed use appropriate in this core part of the retail centre? Does it add to a concentration of such uses?
- The visual impact of the alterations to the shop front. It is in keeping with the character and appearance of the shopping centre and the overall streetscene?
- The opening hours of the proposed use.

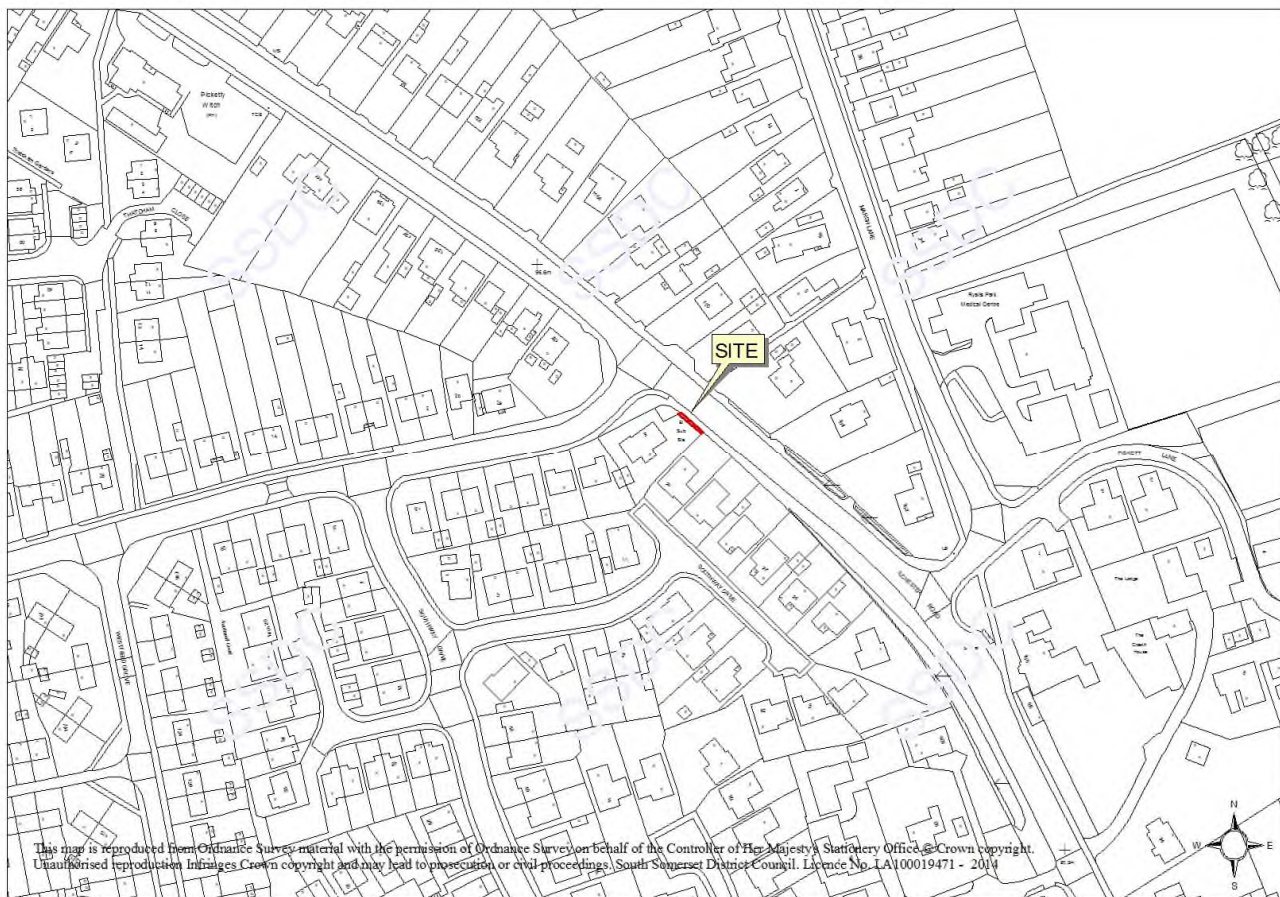
RECOMMENDATION

The views of the Town Council are invited.

2. Officer Report On Planning Application: 14/02078/FUL

Site Address:	5 Stiby Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The increase in height of existing boundary fence (Part retrospective) (GR 354956/117096)
Recommending Case Officer:	Andrew Collins
Target date :	22nd July 2014
Applicant :	Mr Simon Lloyd
Type : 13	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located on the corner of Stiby Road with Ilchester Road by the traffic lights.

This application seeks permission to increase the height of the boundary fence adjacent to Ilchester Road. The existing fence is 1.65m in height and it is proposed to erect an extra 1.05m on top. Therefore the total height of the fence will be 2.7m in height. The existing fence is shiplap and finished in green. The proposed increased fence is to match.

Timber batons have been attached to the fence to allow for the increased height of the fence.

HISTORY

None since original permission for the bungalow.

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

National Guidance
National Planning Policy Framework
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities

CONSULTATIONS
COUNTY HIGHWAY AUTHORITY -

REPRESENTATIONS
None received at time of writing report

CONSIDERATIONS

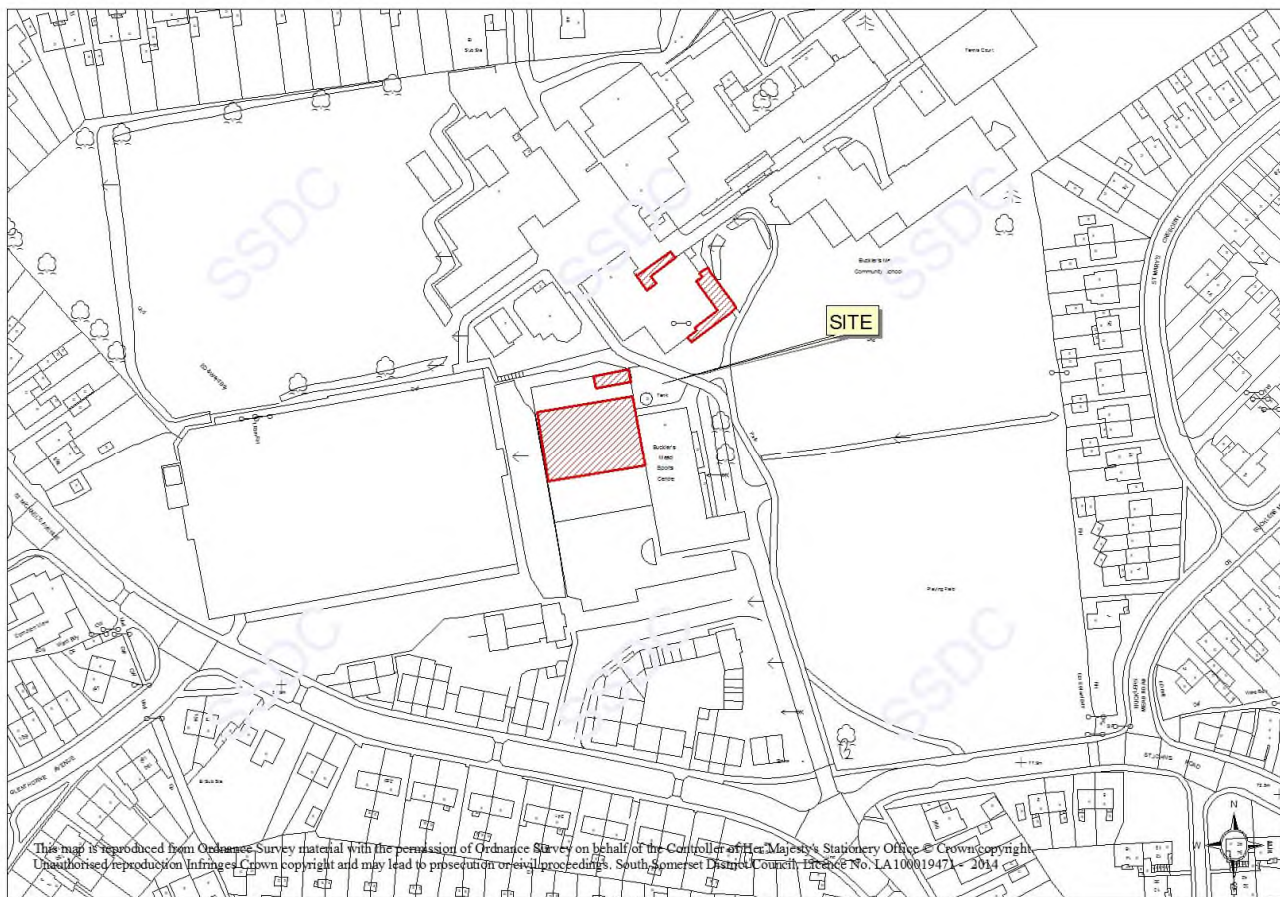
- Impact upon Highway safety
- Impact upon visual amenity

RECOMMENDATION
The views of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 14/02166/FUL

Site Address:	Bucklers Mead School 1 St. Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	Erection of canopies to multi use games area, an outdoor dining area and a servery hatch and the siting of a portable building for use as a changing room (GR 356303/117657)
Recommending Case Officer:	Andrew Collins
Target date :	28th July 2014
Applicant :	Bucklers Mead School
Type : 10	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



Bucklers Mead Academy is located to the north-east of Yeovil. This part of Yeovil is predominantly residential. The parish boundary between Yeovil and Yeovil Without passes through the site. Part of the proposed development is within Yeovil and part is within Yeovil Without.

This application is seeking permission for the erection of four external canopies and the siting of a temporary portable building. Two canopies are proposed to cover part of the Multi Use Games Area. These are to measure 27m by 15m and have a maximum height of 5.5m. The other canopies are proposed to extend around the existing dining hall and servery. The servery canopy is 'L' shaped and measures 13m in length, a maximum of 5.5m in depth and 3.3m in height. The dining canopy wraps around 2 sides of the dining hall building and measures 15m by 5m and 3.1m in height and 9m by 3m. This is located on an existing patio / hardstanding area and provides protection in inclement weather.

The canopies will be constructed with a shallow curved roof profile to allow better protection from the elements. They are constructed of translucent polycarbonate sheeting and powder coated steel. The dining canopy will have polycarbonate vertical cladding on its Southern elevation.

In addition to the North of the Multi Use Games Area a portable building is proposed. This measures 9.8m by 3.1m and 2.6m in height. This building is to be used as an additional changing room.

HISTORY

13/01728/FUL - Demolition of existing atrium and the erection of a replacement atrium to main hall of school - Application permitted with conditions - 09/07/13

11/01838/R3C - New two storey lift extension together with single storey changing room wing, cycle storage and linking canopy - no objections - 02/06/2011

09/03963/R3C - The erection of a new classroom unit to house existing on-site preschool - conditional approval - 03/213/2009

08/03346/R3C - Replacement of existing artificial turf pitch with a new rubber crumb surface, together with fencing, store, access steps, access and lights - no objections - 04/09/2008

Various other applications, dating back to 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.

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 2006)

ST5 - General Principles for Development

ST6 - Quality of Development

National Planning Policy Framework - March 2012

Chapter 7 - Requiring good design

CONSULTATIONS

YEOVIL WITHOUT PARISH COUNCIL -

COUNTY HIGHWAY AUTHORITY -

ENVIRONMENTAL PROTECTION OFFICER -

REPRESENTATIONS

None received at time of writing report.

CONSIDERATIONS

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

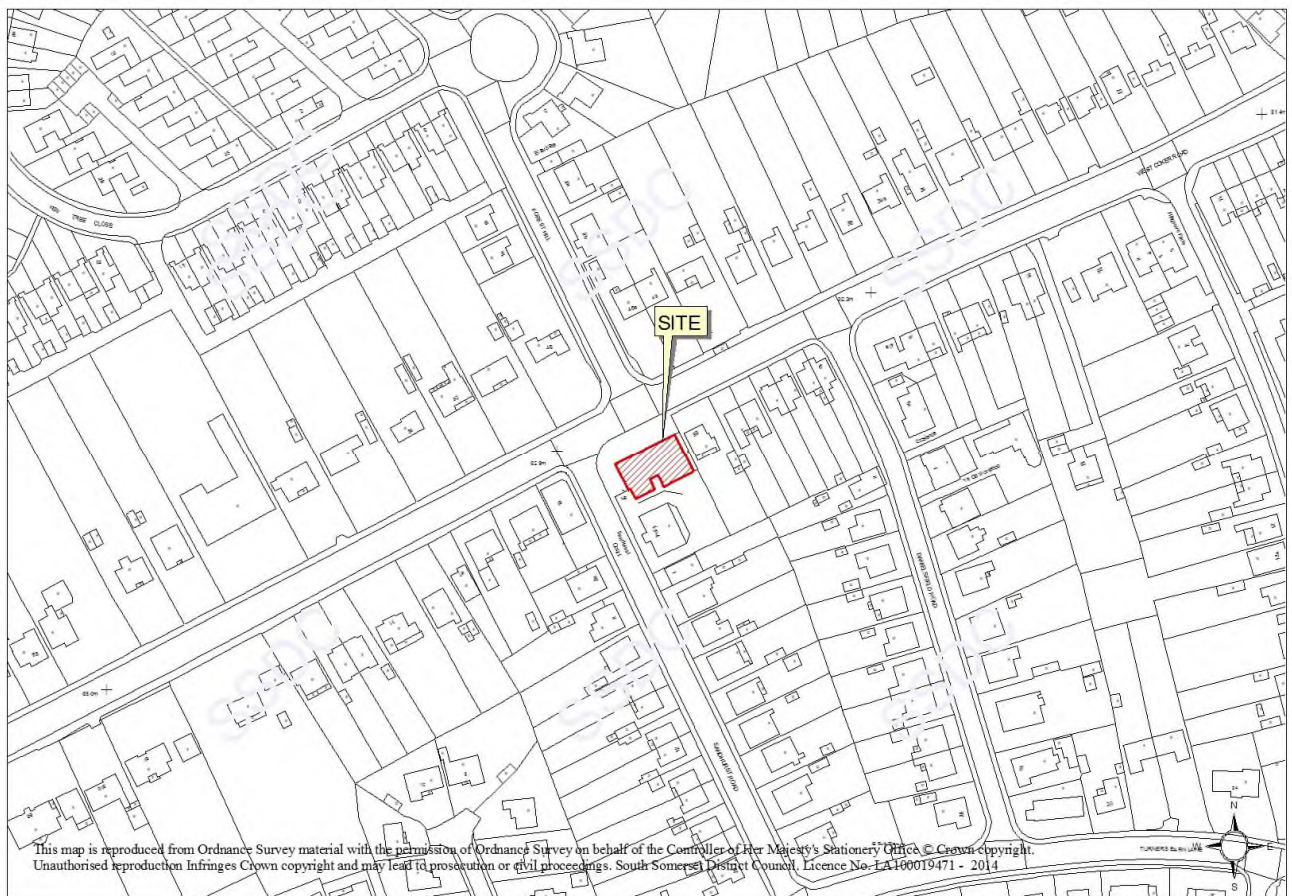
RECOMMENDATION

The comments of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 14/02286/FUL

Site Address:	Key Store 57 - 59 West Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	Relocation of entrance door (Retrospective Application) (GR 354565/114713)
Recommending Case Officer:	Jane Green
Target date :	29th July 2014
Applicant :	Yeovil Key Stores
Type : 10	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The property is a moderately large ground floor retail unit currently occupied by Yeovil Key Stores and Post Office, located at the junction of West Coker Road and Sandhurst Road. Neighbouring property types include a barbers shop, but the remainder are predominantly residential.

The application seeks retrospective permission for the relocation of an entrance door. The entrance door that was previously in use on the front elevation has been bricked up. A new entrance door has been created on the corner of the front and side (west) elevation.

This application runs concurrently to 14/02287/ADV (retrospective) for the display of various signs.

HISTORY

The site has a varied history with the following most recent:

01/00838/ADV - The display of two internally illuminated fascia signs - conditionally approved 05.06.01

99/02962/FUL - The installation of refrigeration equipment - refused 10.10.00

98/02793/ADV - the display of internally illuminated double free standing sign - Refused 08.01.99

98/00299/ADV - Display of illuminated and non-illuminated advertisements - split decision 11.06.98

POLICY

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

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006)

ST5 (General Principles of Development)

ST6 (The Quality of Development)

National Planning Policy Framework (March 2012)

Chapter 7 (Requiring Good Design)

Other Relevant Documents: Regard should be had to the adopted supplementary planning guidance - The design of Shopfronts (adopted June 1996).

CONSULTATIONS

Yeovil Town Council - Observations sought

Highways Authority - No observations

Environmental Protection Unit - No objection

REPRESENTATIONS

A site notice was displayed and 12 neighbours notified, no representations were received at the time of writing this report.

CONSIDERATIONS

- Does the relocation of the entrance door have an acceptable impact on the visual amenity of the surrounding area?

- Does the relocation of the entrance door have an acceptable impact on the residential amenity of neighbouring properties?

RECOMMENDATION

The views of the Town Council are invited.

5. Officer Report On Planning Application: 14/02296/FUL

Site Address:	Higher Farm Industrial Estate Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a self storage building with offices, the change of use of land to an outside storage area including vehicle and caravan storage and the change of use of land for the sale of cars and caravans (including storage of vehicles/caravans)(Part Retrospective) (GR 353277/116128)
Recommending Case Officer:	Andrew Collins
Target date :	4th September 2014
Applicant :	Palmers Trading Estates (Preston) Ltd
Type : 03	Major Manfr f/space 1,000 sq.m or 1ha+

SITE DESCRIPTION AND PROPOSAL



The estate is located to the North of the Agusta Westland's Airfield access off Bunford Lane. The application site is at the Eastern end of the Higher Farm Trading Estate.

Currently the site is being used for storage of mainly caravans. However this does not benefit from planning permission. Surrounding the site is a mix of chain link fence with a palisade fence along the Southern and Eastern boundaries.

This application seeks permission for the erection of a self-storage building with offices, the change of use of land for the sale of cars and caravans, including a storage area and the regularisation of the change of use of the land to an outside storage area for vehicles and caravans.

The self-storage building is located parallel to and 1.5m away from the Southern boundary. The building measures 82m by 20m. The building has a mixed height with the Eastern 18m being 6m in height with the remainder of the building being 9m in height. The Design and Access details that this lower height is due to Agusta Westland's radar. The building is to be constructed with a mix of brick / recon stone with vertical and horizontal sections of Kingspan composition panels and doors. The roof will be profiled metal sheeting.

Due to an airfield safeguarding perspective, poplar trees along the boundary of the airfield have recently been removed. As the trees were covered by a Tree Preservation Order replacements have been agreed and planted. This replacement planting comprises a mix of lower trees that will not affect the safeguarding when fully grown.

With regard to the outside storage area, it is proposed that a formal layout be proposed adjacent to the building with a more informal distribution on the remainder. This is due to the various sizes of items, vehicles or boats that might be stored there.

The car / caravan sales area has been formalised at the front but to the rear a more informal layout is proposed. A small sales cabin is proposed on the site.

Access to the site is via Bernard's Way that links with the roundabout. Six car parking spaces are proposed in relation to the car / caravan sales area and 12 in relation to the self-storage. An area for lorry turning is located in the Southeast corner.

The application is supported with a Design and Access Statement and Flood Risk Assessment.

HISTORY

13/03249/TPO - Application to fell and replace various poplar trees within group G1 of the South Somerset District Council (Yeovil No. 5) Tree Preservation Order 1995 and the Yeovil No. 3 Tree Preservation Order 1989 - Application permitted with conditions - 27/9/13

95/07469/FUL - The use of land for car sales - Application permitted with conditions - 11/11/96

840412 - The erection of an extension to existing building for use as storage purposes -
Conditionally approved - 9/5/84

810252 - Reserved Matters (791298) - The erection of two additional storage buildings -
Conditionally Approved - 18/3/81

792673 - The use of two buildings for the storage and construction of stands, display
equipment and packing boxed - Conditionally approved - 22/02/80

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 ME2 - Employment with Development Areas
Policy EP5 - Contaminated Land

National Guidance
National Planning Policy Framework
Chapter 1 - Building a Strong Competitive Economy
Chapter 4 - Promoting Sustainable Transport
Chapter 7 - Requiring Good Design

CONSULTATIONS

YEOVIL TOWN COUNCIL -

COUNTY HIGHWAY AUTHORITY -

TREE OFFICER -

ENVIRONMENTAL PROTECTION OFFICER -

AREA DEVELOPMENT -

CLIMATE CHANGE OFFICER -

YEOVIL CHAMBER OF COMMERCE -

YEOVIL VISION -

TREE OFFICER -

ENVIRONMENT AGENCY -

MINISTRY OF DEFENCE -

AGUSTA WESTLAND -

REPRESENTATIONS

11 neighbours notified and a site notice posted on site - Major application. None received at time of writing report.

CONSIDERATIONS

- Size and scale of the proposed building - visual impact
- Impact upon residential amenity
- Potential contaminated land
- Highway safety

RECOMMENDATION

The views of Yeovil Town Council are invited.

6. Officer Report On Planning Application: 14/02475/FUL

Site Address:	Land Adjoining 10 And 20 St Johns Road Yeovil
Ward :	Yeovil (East)
Proposal :	The construction of 5 No. off road car parking spaces (GR 356413/117451)
Recommending Case Officer:	Andrew Collins
Target date :	18th July 2014
Applicant :	Yarlington Housing Group
Type : 10	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on the junction of St Johns Road and Bucklers Mead Road on the Southern side of the road. This part of St Johns Road comprises a small cul-de-sac of flats and dwellinghouses with the flats at the northern end of the cul-de-sac within Yarlington Homes ownership.

To the North of the flats adjacent to St Johns Road is an area of open grass. This application seeks permission for formation of 5 off road car parking spaces on this area. The car parking spaces will be at right angles to and accessed off the cul-de-sac. The car parking spaces will be for the residents of the flats but will not be allocated. Surrounding the spaces a timber knee rail is proposed. Drainage of the parking area will be to a soakaway located on the site.

In the Design and Access Statement reference is made to planting but this is not detailed on the submitted plans.

HISTORY

96/01438/R3D - Construction of 8 no. residential parking spaces - Withdrawn

POLICY

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

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

National Guidance

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport

Chapter 7 - Requiring Good Design

Other Relevant Considerations

Somerset Parking Strategy

CONSULTATIONS

YEOVIL WITHOUT PARISH COUNCIL (adjoining parish) -

COUNTY HIGHWAY AUTHORITY - To be considered further

WESSEX WATER - Notes that there is apparatus within the vicinity of the site and that appropriate measures should be taken during and pots construction to ensure apparatus protected.

REPRESENTATIONS

Site notice posted. No comments received at time of writing report.

CONSIDERATIONS

- Impact upon residential amenity
- Impact upon visual amenity
- Effect upon highway safety

RECOMMENDATION

The views of Yeovil Town Council are invited.

7. Officer Report On Planning Application: 14/02619/COU

Site Address:	Yew Tree Inn 25 Forest Hill Forest Hill Yeovil
Ward :	Yeovil (South)
Proposal :	The change of use of premises from a public house (Use Class A4) to a children's day nursery (Use Class D1) (GR 354344/114988)
Recommending Case Officer:	Andrew Collins
Target date :	6th August 2014
Applicant :	Mr Paul Allaway
Type : 12	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The property is a detached ashlar stone building under a slate roof. The property is a former public house but is currently vacant.

Planning permission is sought to change the use of the premises to a children's day nursery. No internal or external structural alterations are proposed. An external area to the North of the building will be used as an outside play area.

It is detailed on the application form that;

- There are currently 17 car parking spaces and these are to be retained.
- The nursery will be open Monday - Friday 07:45 - 18:15.
- The business will employ 3 Full time and 6 part time staff.

HISTORY

Various 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.

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)
TP6 (Non-Residential Parking Provision)
EP1 and EP2 (Pollution and Noise)

National Planning Policy Framework (March 2012)
Chapter 7 (Requiring Good Design)
Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

SSDC Environmental Protection Unit - Awaiting comments on potential noise impact

Highways Authority - Observations sought

Tree Officer - Observations sought

Yeovil Town Council - Observations sought

REPRESENTATIONS

9 neighbours notified, site notice posted on the site- general interest. No representations received at time of writing this report.

CONSIDERATIONS

The main considerations with this application are:

- Impact upon visual amenity
- Impact upon residential amenity - Noise and disturbance to neighbouring residential properties
- Parking and highway safety issues

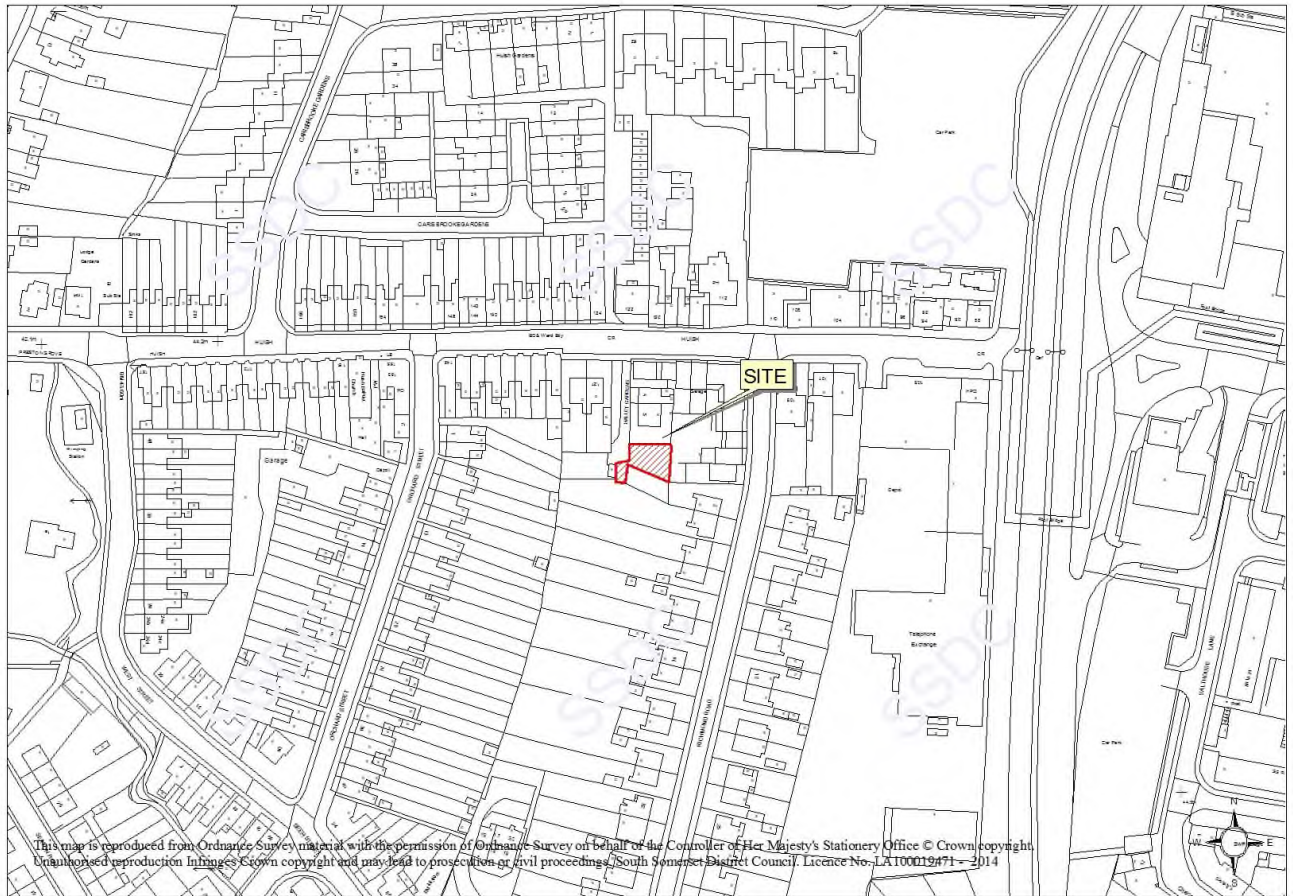
RECOMMENDATION

The views of the Town Council are invited.

8. Officer Report On Planning Application: 14/02627/FUL

Site Address:	6 Hallet Gardens Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a replacement garage (GR 355089/115966)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	8th August 2014
Applicant :	Mr Carey Guy
Type : 13	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



6 Hallet Gardens is a two story detached property constructed in 2012 of block and render under a slate roof. The property benefits from a detached garage at the end of a small access drive off Huish.

The application seeks planning permission for the erection of a replacement garage including a rooflight in the roof slope on the east elevation. The proposed garage would measure approximately 4.4 metres x 3 metres x 2.2 metres in height to the eaves and 3.4 metres to the ridge and be finished in render to match the dwellinghouse. Openings include side hung wooden doors with glazing on the front elevation and a pedestrian door on the side (east) elevation.

The proposed garage will have the same size footprint as existing but sit approximately 0.3 metres further south so as not to obscure a ground floor window.

The design and access statement states that the existing garage is too low to be useable.

The proposal requires the benefit of planning permission as a condition on planning application 10/03118/FUL removed permitted development rights for the erection of garages.

HISTORY

14/01739/PREAPP - Erection of a replacement garage

13/03783/FUL - Loft conversion - permitted with conditions 29.10.13

10/03118/FUL - The erection of a dwellinghouse - permitted with conditions 19.11.10

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 - Awaiting response

Environmental Protection Unit - Awaiting response

REPRESENTATIONS

Four neighbours were notified, no representations were received at the time of writing this report.

CONSIDERATIONS

- Is the design and scale of the replacement garage subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Does the replacement garage cause demonstrable harm to the residential amenities of the existing or neighbouring householders?
- Is the revised parking provision for the property acceptable?

RECOMMENDATION

The views of the Town council are invited.

PLANNING DECISIONS

- 14/01005/TPO Application to carry out tree surgery works to a Beech tree known as T.19 and a Yew tree known as T.18 in the South Somerset District Council (East Coker No.1) Tree Preservation Order 1992 (GR 353804/114447) at 135 West Coker Road Yeovil Somerset BA20 2HH
Applicant: Charles Bishop Ltd

APPROVAL

- 14/01098/FUL The use of land for a car wash business and the retention of portable office building and two other buildings (Retrospective). (GR 353992/115210) at 3A Gazelle Road Lynx Trading Estate Yeovil Somerset BA20 2PJ
Applicant: Mortimers (Yeovil) Ltd

APPROVAL

- 14/01606/TPO Application to carry out tree surgery works to 2 No. Beech trees known as T.1 and T.2 in the South Somerset District Council (Yeovil No.2) Tree Preservation Order 2005 (GR 355041/114886) at Beech House Dorchester Road Yeovil Somerset BA20 2RW
Applicant: Mrs Louise Whitney

REFUSAL

- 14/01551/ADV The display of 3 no. internally illuminated fascia signs and 1 no. externally illuminated entrance signboarding (Retrospective) (GR 356227/115949) at Pizza Hut Yeo Leisure Park Old Station Way Yeovil Somerset BA20 1NP
Applicant: Pizza Hut (UK) Ltd

SPLIT DECISION Refuse consent for internally illuminated fascia sign on the North West elevation of the building. Grant consent for the remaining advertisements; 2 No. internally illuminated fascia signs and 1 No. externally illuminated entrance signboarding

14/01625/ADV The display of 2 No. non illuminated totem signs, 1 No. non illuminated directional sign, 1 No. non illuminated freeze sign, 4 No. non illuminated digital pans, 2 No. non illuminated letterings, 1 No. internally illuminated fascia/lettering and 1 No. non illuminated fascia/letterings signs (GR 357015/116127) at Mole Valley Farmers Ltd Sherborne Road Yeovil Somerset BA21 5BJ
Applicant: Mole Valley Farmers Ltd

APPROVAL

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

Report Table for Town Council 30 June 2014

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
14/02238/ADV	Raj Cuisine, 110 Middle Street, Yeovil	The display of an internally illuminated fascia sign and the repositioning of internally illuminated projecting sign (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?
14/02137/ADV	Yeovil College	The display of 1no. non-illuminated set of letters on side of building and 7no. non-illuminated free standing pole signs	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?
14/01708/FUL	70 Beaconfield Road	Minor amendment to plan – addition of canopy at rear	None at the time of writing	<p>Town Council approved extensions on 02.06.14. Following inclusion of the canopy:</p> <ul style="list-style-type: none"> • 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?
14/02287/ADV	Yeovil Key Store, 57 -59 West Coker Road, Yeovil	The display of various signs	None at the 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?