



Yeovil Town Council

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Somerset
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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 12 March 2012**

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

06 March 2012

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

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 approve the Minutes of the previous meeting held on 27 February 2012.

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 19)

5. **REPORT TABLE** (Page 20)

6. **PLANNING DECISIONS** (Pages 21 to 22)

7. **CORRESPONDENCE**

8. **FINANCIAL STATEMENT – DECEMBER/JANUARY 2012**

To consider the financial statement for the period 1 December to 31 January 2012 attached at pages 23 to 26.

	Application No	Proposal	Address
1	12/00268/REM	The erection of 210 dwellings, landscaping, open space, infrastructure and other associated works (GR 357652/117726)	Key Site Lyde Road Yeovil
2	12/00359/FUL	The erection of a two storey rear extension to dwellinghouse (GR 355666/116841)	198 Goldcroft Yeovil Somerset
3	12/00416/FUL	The installation of a new flue to west elevation (GR 355444/115673)	Octagon Theatre Hendford Yeovil
4	12/00567/REM	The erection of 18 dwellings, landscaping, infrastructure and all associated works (Revised Application) (GR 357652/117726)	Land Adj Ashwood Drive (Key Site) Lyde Road
5	12/00682/FUL	The erection of a single storey rear extension to dwelling (GR 353532/116292)	14 St James Close Yeovil Somerset
6	12/00813/FUL	The erection of a two storey rear extension to dwellinghouse (Retrospective revised application) (GR 356232/116641)	16 North Terrace Yeovil Somerset

PLANNING MEETING
MONDAY 12 March 2012

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

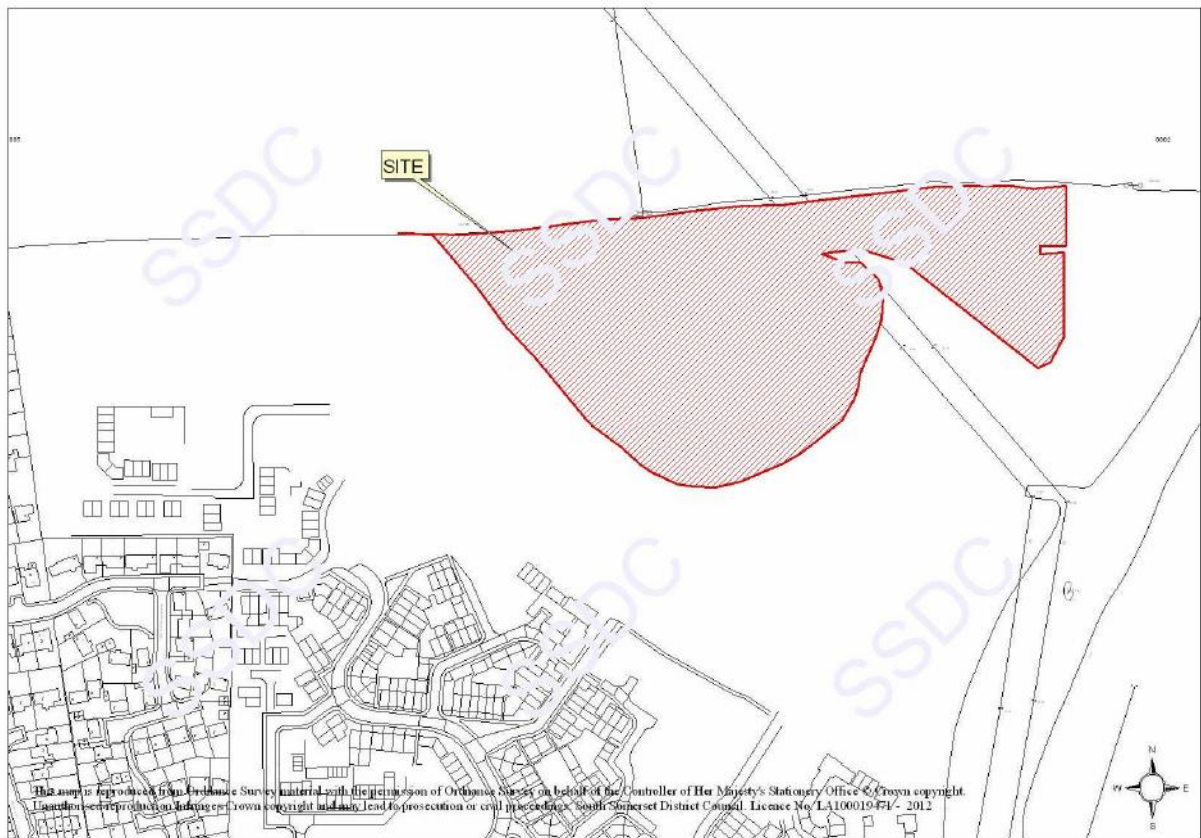
1. **Dwellings**
 - More than 2 units (full) and more than 0.1 hectare (outline)
2. **Offices/R&D/Light Industry**
3. **Heavy Industry/Storage/Warehousing**
4. **Retail/Distribution/Servicing**
5. **All Other Minor Developments**
 - Floorspace is more than 500 square metres and the site is more than 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: 12/00268/REM

Site Address:	Key Site Lyde Road Yeovil
Ward :	WARDS OF YEOVIL WITHOUT
Proposal :	The erection of 210 dwellings, landscaping, open space, infrastructure and other associated works (GR 357652/117726)
Recommending Case Officer:	Simon Fox
Target date :	1st May 2012
Applicant :	Barratt Exeter And David Wilson Homes
Type :	Major Dwlg 10 or more or site 0.5ha+



This parcel could be described as the last piece of the jigsaw housing wise as it is located on part the northern edge of the key site bordering the agricultural fields beyond. This is a pure residential parcel. The majority of units are dwelling houses of two-storey height, but there are also a few three-storey properties along the linear park to the south and completing the Circus area at the head of the site next to the school site and several two-storey properties with rooms in the roof dotted about. This parcel also contains affordable housing which contributes to the site wide 35% requirement. This parcel straddles three

different character areas as outlined in the Design Code which influences design and materials - Parkland Edge, Mudford Ridge and Dorset Edge.

Yeovil Town Council is invited to comment on this application as a neighbouring parish.

2. **Officer Report On Planning Application: 12/00359/FUL**

Site Address:	198 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey rear extension to dwellinghouse (GR 355666/116841)
Recommending Case Officer:	Simon Fox
Target date :	18th April 2012
Applicant :	Mr And Mrs Evans
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The application site comprises a detached two-storey red-brick property. A shared central driveway with No.196 provides access to the rear and a double garage. The property is

currently extended to the rear by way of a conservatory and a dormer is evident; there is a long garden beyond.

The proposal seeks to remove the conservatory and erect a two-storey extension across just over half of the rear elevation (4.1m). It would project out 3.85m and would have a hipped roof.

Proposed materials include matching brick and slates to match the host dwelling.

One of the neighbouring properties, No.200 is set on slightly higher ground and its rear elevation protrudes slightly further back (approx 0.5m in each case) and is similarly extended to the rear with a conservatory. The other neighbouring property, No.196 has been extended to the rear with a single-storey brick lean-to across the whole elevation.

HISTORY

No planning 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.

Regional Spatial Strategy (RSS)

Whilst the Localism Bill has indicated that it is intended to abolish the RSS, it remains a material consideration until the Bill is agreed and therefore regard should be had to the draft policies. The RSS vision is to deliver sustainable communities and a more sustainable future for the region. The spatial strategy focuses most new development in a limited number of Strategic Significant Cities and Towns (SSCT - Development Policy A). Below these places, locally significant development will be appropriate in settlements with a range of existing services and facilities and the potential for sustainable development (Development Policy B). The RSS identified that these SSCTs should take the bulk of new development. Yeovil is included in the Strategically Significant Cities and Towns.

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

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 49 - Transport Requirements for New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Car Parking in Residential Areas

National Guidance:

Planning Policy Statement 1 - Sustainable Development

Planning Policy Statement 3 - Housing

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 Technical Services

Environmental Protection Unit

REPRESENTATIONS

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

CONSIDERATIONS

The key matters to consider in this case are:

- Policies ST5 and ST6 of the Local Plan lay down very clear guidelines for development, in particular that it should be of a high quality, compatible with the setting and local character. Adequate access should be provided, and the residential amenity of neighbouring properties should not be harmed. As such it is a matter of assessing the material considerations.
 - Is the design appropriate?
 - Will the proposed extension have an overbearing effect on adjacent properties?
 - Will there be overlooking of adjacent properties?
 - Does the proposal affect on-site parking?

RECOMMENDATION

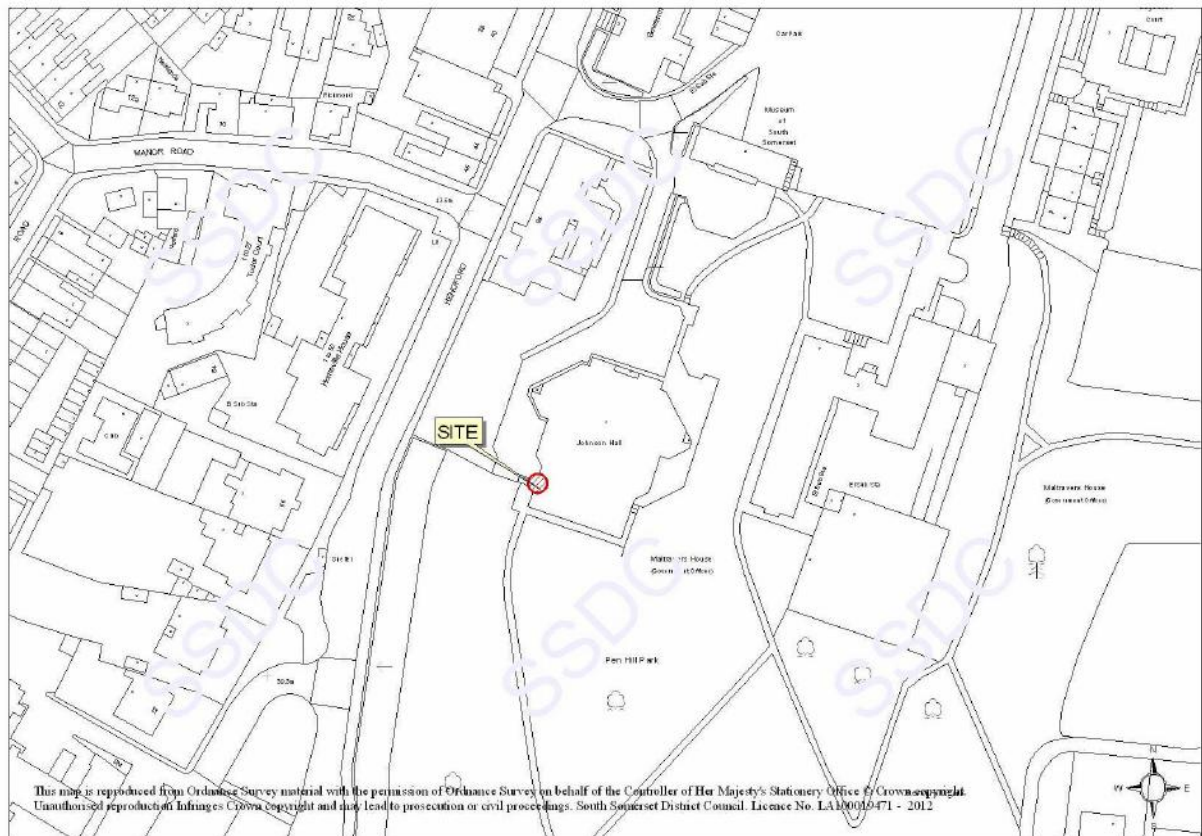
The views of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 12/00416/FUL

Site Address:	Octagon Theatre Hendford Yeovil
Ward :	Yeovil (Central)
Proposal :	The installation of a new flue to west elevation (GR 355444/115673)
Recommending Case Officer:	Simon Fox
Target date :	4th April 2012
Applicant :	South Somerset District Council

Type :	Minor Other less than 1,000 sq.m or 1ha
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SITE DESCRIPTION AND PROPOSAL



The Octagon Theatre occupies a prominent position on the western slope of Pen Hill Park where the rear and western sides are easily viewed from the southwest on lower ground.

The building is finished in brickwork and silver metal cladding with the stage access door on the western side. The western side of the site adjoins the Conservation Area and adjoins a Listed Building (Hendford Manor, Grade II*); there are also a number of trees to the western and southern side which obscure a complete view of the site. To the north is the grade II listed former coach house to Hendford Manor, latterly the Museum and to the east is Maltravers House the multi-storey office block. Further to the southwest are a row of grade II listed buildings, Nos. 66-72 Hendford (evens).

The proposal seeks to install a boiler flue which would protrude out from the building approx 8m up on the 12m high elevation, before extending 3.5m above the flat roof. The flue would be finished in a colour to match the metal cladding.

HISTORY

Various past permission, none of particular relevance.

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.

Regional Spatial Strategy (RSS)

Whilst the Localism Bill has indicated that it is intended to abolish the RSS, it remains a material consideration until the Bill is agreed and therefore regard should be had to the draft policies. The RSS vision is to deliver sustainable communities and a more sustainable future for the region. The spatial strategy focuses most new development in a limited number of Strategic Significant Cities and Towns (SSCT - Development Policy A). Below these places, locally significant development will be appropriate in settlements with a range of existing services and facilities and the potential for sustainable development (Development Policy B). The RSS identified that these SSCTs should take the bulk of new development. Yeovil is included in the Strategically Significant Cities and Towns.

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

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Areas

EH5 - Development Proposals Affecting the Setting of Listed Buildings

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

SSDC Technical Services

REPRESENTATIONS

One neighbouring property to the site has been notified in writing. A site notice has been displayed on site and a press advert placed. No representations had been received at the time of submitting this report.

CONSIDERATIONS

There are several issues to consider:

- Is there any significant visual impact on the setting of adjacent listed buildings or the character and/or appearance of the conservation area?
- Will the proposal have any affect on the residential amenity of adjacent properties?

RECOMMENDATION

The views of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 12/00567/REM

Site Address:	Land Adj Ashwood Drive (Key Site) Lyde Road
Ward :	WARDS OF YEOVIL WITHOUT
Proposal :	The erection of 18 dwellings, landscaping, infrastructure and all associated works (Revised Application) (GR 357652/117726)
Recommending Case Officer:	Simon Fox
Target date :	14th May 2012
Applicant :	Barratt Homes Exeter
Type :	Major Dwlg 10 or more or site 0.5ha+



This application revisits one of the three parcels approved by application 10/02968/REM, part of Phase 2. This particular parcel is located on the western edge of the key site bordering existing residential properties at Ashwood Drive. This parcel adjoins Phase 1 which is virtually complete and sits to the south of the Bloor Homes parcel which is under construction. The majority of units are two-storey with just two two-storey properties with accommodation in the roof. The replan of this part of the site sees one extra dwelling from that originally approved and a revision to most house designs.

Yeovil Town Council is invited to comment on this application as a neighbouring parish.

5. **Officer Report On Planning Application: 12/00682/FUL**

Site Address:	14 St James Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwelling (GR 353532/116292)
Recommending Case Officer:	Jane Green
Target date :	17th April 2012
Applicant :	Mr And Mrs R V Percy
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



14 St James's Close is a semi-detached property constructed of reconstituted stone under a double roman tiled roof. To the rear is a modest garden bounded by timber fencing. The area is characterised by similarly designed two storey properties some detached, others semi detached.

The application seeks planning permission for the erection of a single storey extension measuring 7.1 metres deep, 4.45 metres wide, 2.3 metres to eaves and 3.9 metres to ridge. Located at the rear it would be sited towards the east side of the property. Design with a hipped roof, bi-folding glazed doors will open out into the garden from the west side of the extension and rooflights will be inserted in both roof slopes.

Planning permission is required as the proposal exceeds the requirements of the General Permitted Development Order, which on this property would allow a single storey rear extension up to 3 metres deep.

HISTORY

49989/2/A - Erection of houses on plots A, B, E, H, K - Approved November 1961

49989/2 - Erection of 20 semi-detached dwellinghouse - Approved July 1961

49989/1 - Layout of roads, sewers, 22 Semi-detached dwellinghouses, 3 detached dwellings - Approved July 1961
49989 - Outline: Development of land for residential purposes - Conditionally approved August 1960
49535 - Development of land for use as residential caravan site - Withdrawn February 1960

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.

Regional Spatial Strategy (RSS)

Whilst the Localism Bill has indicated that it is intended to abolish the RSS, it remains a material consideration until the Bill is agreed and therefore regard should be had to the draft policies. The RSS vision is to deliver sustainable communities and a more sustainable future for the region. The spatial strategy focuses most new development in a limited number of Strategic Significant Cities and Towns (SSCT - Development Policy A). Below these places, locally significant development will be appropriate in settlements with a range of existing services and facilities and the potential for sustainable development (Development Policy B). The RSS identified that these SSCTs should take the bulk of new development. Yeovil is included in the Strategically Significant Cities and Towns.

The development plan comprises the Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

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

STR1 (Sustainable Development)

STR2 (Towns)

STR4 (Development in Towns)

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 - Awaiting comments

REPRESENTATIONS

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

CONSIDERATIONS

The main considerations here are:

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

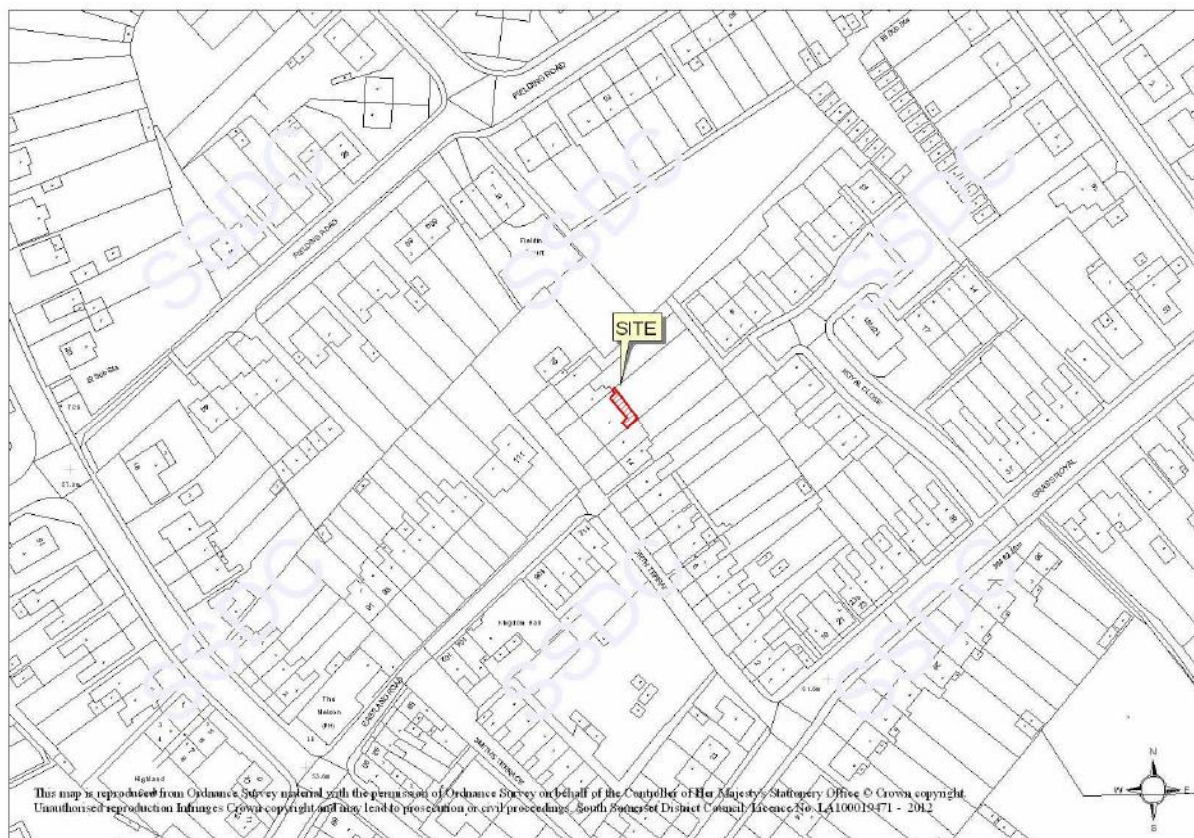
RECOMMENDATION

The views of Town Council are invited.

6. **Officer Report On Planning Application: 12/00813/FUL**

Site Address:	16 North Terrace Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a two storey rear extension to dwellinghouse (Retrospective revised application) (GR 356232/116641)
Recommending Case Officer:	
Target date :	25th April 2012
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.

Members may recall an application (11/02053/FUL) brought to the Planning Committee on 20 June 2011 for a similar scheme at this address, which was recommended for approval at that meeting and subsequently approved under the scheme of delegation. That application allowed the erection of a two storey rear extension to the dwellinghouse measuring 3 metres deep.

During construction that scheme unfortunately encountered problems hence this revised scheme, which seeks to address those issues. This scheme sees:

- The height of the gables raised to just below the ridgeline of the original property.
- The extension's width brought in from either boundary
- The 3 windows approved on the rear elevation repositioned
- A canopy roof over the rear facing ground floor glazed sliding doors

Materials will match the existing dwellinghouse as previously approved.

HISTORY

11/02053/FUL - The erection of a two storey rear extension to dwellinghouse - Approved July 2011

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.

Regional Spatial Strategy (RSS)

Whilst the Localism Bill has indicated that it is intended to abolish the RSS, it remains a material consideration until the Bill is agreed and therefore regard should be had to the draft policies. The RSS vision is to deliver sustainable communities and a more sustainable future for the region. The spatial strategy focuses most new development in a limited number of Strategic Significant Cities and Towns (SSCT - Development Policy A). Below these places, locally significant development will be appropriate in settlements with a range of existing services and facilities and the potential for sustainable development (Development Policy B). The RSS identified that these SSCTs should take the bulk of new development. Yeovil is included in the Strategically Significant Cities and Towns.

The development plan comprises the Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

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 - Awaiting comments

SCC Highways - Awaiting comments

REPRESENTATIONS

2 neighbours notified, no representations received at time of writing report

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 a two storey extension are overshadowing, loss of light, overbearing issues and overlooking issues.

RECOMMENDATION

The views of the Town Council are invited.

PLANNING DECISIONS

11/04931/FUL Erection of radio mast to existing cadet building at ATC Headquarters
Milford Road Yeovil Somerset BA21 4QW
Applicant Wessex Reserve Forces And Cadets Association

APPROVAL subject to conditions

11/05034/LBC The carrying out of internal alterations to form internal access between
8 and 8A High Street at 8 and 8A High Street Yeovil Somerset BA20
1RG
Applicant Mr & Mrs G Buckley

APPROVAL subject to conditions

11/05095/ADV The display of 1 No. internally illuminated fascia sign and 1 No.
internally illuminated protecting sign at 23 Middle Street Yeovil
Somerset BA20 1LF
Applicant Jacobs and Turner T/A Trespass

APPROVAL subject to conditions

12/00110/FUL Change of use of garage block and the erection of a first floor
extension and a single storey side extension to form 1 No.
dwellinghouse at Garage Block Central Acre Yeovil Somerset BA29
1NU
Applicant Mr Peter Brake

REFUSAL

12/00191/FUL The erection of a first floor extension to dwelling at Water Meadows 10
Turners Barn Lane Yeovil Somerset BA20 2LL
Applicant Mr Jason Venus

APPROVAL subject to conditions

12/00306/LBC The carrying out of internal alterations to create an internal opening
between premises at 37 & 39 Princes Street Yeovil Somerset BA20
1EG
Applicant Mr Graham Hart

APPROVAL subject to conditions

12/00328/FUL The erection of a conservatory to the rear of dwelling at 204 Goldcroft
Yeovil Somerset Ba21 4DA
Applicant Mr McCade

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.

Report Table for Town Council 12 March 2012

<u>APPLICATION NO.</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>OBJECTIONS</u>	<u>CONSIDERATIONS</u>
12/00624/ADV	Grovelands Residential Home, 45 Grove Avenue, Yeovil	The display of non illuminated lettering to gable wall and a non illuminated sign on existing railings.	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?
12/00540/ADV	217 Sherborne Road, Yeovil	2 No. internally illuminated fascia signs, 1 No. internally illuminated totem sign, 2 No. internally illuminated wall mounted signs, 2 No. non illuminated wall mounted signs and 1 No. externally illuminated entrance fascia	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?