



Yeovil Town Council

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Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 31 March 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

25 March 2014

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

To: All Members of the Planning and Licensing Committee

Darren Shutler (Chairman)
Peter Brock
Kris Castle
J Vincent Chainey
Philip Chandler (Vice-Chairman)
Dave Greene
Andrew Kendall
Mike Lock (Ex-officio)
Wes Read
Manny Roper (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 meeting held on 17 March 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. PARISH TOWN COUNCIL CONSULTATION – TREE PRESERVATION ORDER

Application No. 14/01261/TPO

Applicant: Cdr Michael Norman

Proposal: Application to fell a Wild Cherry tree known as T32 in the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1991 (GR 355165/116727)

Location: 1 Oakridge Park Yeovil Somerset BA21 3JY

To consider the above application and copy site map attached at page 25 and photos at page 26.

6. PLANNING DECISIONS (Page 27)

7. CORRESPONDENCE

	Application No	Proposal	Address
1	14/00213/FUL	Residential development consisting of 19 dwellings and associated works (GR 355948/116364)	Premises Formerly Known As 16 Goldcroft Yeovil
2	14/01287/R3D	The carrying out of alterations to form gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits (GR 355558/115886)	80 South Street Yeovil Somerset
3	14/01288/R13	The carrying out of internal and external alterations to form a gallery/cafe/office on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits (GR 355558/115886)	80 South Street Yeovil Somerset
4	14/01031/FUL	The erection of new build construction skills centre comprising four teaching workshops for electrical installations, plumbing, renewables and wet trades and a covered area for a brickwork and multi-skills workshop, with the associated external storage areas (GR 355293/116759)	Yeovil College Mudford Road Yeovil
5	14/01020/FUL	The erection of a side extension to dwelling and rear conservatory (Revised/Part retrospective) (GR 355885/117462)	87 Glenthorne Avenue Yeovil Somerset
6	14/01312/FUL	The erection of a single storey extension to rear of dwellinghouse (GR 357345/116964)	38 Arundel Road Yeovil Somerset
7	14/01087/COU	The change of use of ground floor from Use Class A1 (shop) to Use Class A2 (Financial and professional services) (GR 355823/115965)	31 Middle Street Yeovil Somerset

PLANNING MEETING
MONDAY 31 March 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: 14/00213/FUL**

Site Address:	Premises Formerly Known As 16 Goldcroft Yeovil
Ward :	Yeovil (Central)
Proposal :	Residential development consisting of 19 dwellings and associated works (GR 355948/116364)
Recommending Case Officer:	Simon Fox
Target date :	30th April 2014
Applicant :	Hammonds Yates Ltd
Type :	Major Dwlg's 10 or more or site 0.5ha+

SITE DESCRIPTION AND PROPOSAL



The application site comprises a 0.2 hectare vacant employment site located off Goldcroft. To the south and west are residential properties and to the north and east is a public car park.

The site is rectangular in shape with a short side adjacent to Goldcroft where vehicular access is achieved. The site has been cleared of buildings and is secured by hoardings.

The prevailing character of residential properties in the area is red brick terraces, with Victorian examples to the west and modern infill to the south. The site is generally raised relative to those properties to the south but has been partially excavated.

This application seeks to develop the site for residential purposes for 19 dwellings.

In detail the scheme seeks:

- to erect a three-storey comprising 12 apartments (6 x 1bed and 6x 2bed),
- to erect a terrace of 3 two-storey 2-bed dwellings,
- to erect a terrace of dwellings comprising 2 two-storey 3beds, 1 two-storey 2bed and 1 three-storey 5-bed,
- to form a vehicular access from Goldcroft,
- to provide 23 parking spaces,
- provision of bike and bin store, and
- associated landscaping.

The proposed materials are red brick walls under a slate roof.

The applicant has also submitted the following documentation in support of the application:

- Design and Access Statement
- Site Survey
- Ground Investigation Report/Correspondence

The planning history shows consent for development from 2006. Here planning permission was granted for the demolition of the existing commercial/industrial buildings and the erection of two three-storey buildings of white render and flat roofs. To the front of the site adjacent to Goldcroft, a building comprising two office units (Use Class B1) with a total floor space of 279 sq m and fourteen residential units, together with a three-storey building to the rear of the site comprising ten residential units.

In 2009 a Certificate of Lawfulness established that pre-commencement conditions had been complied with and the development permitted by the said permission has been lawfully initiated and begun within the time limit referred to in condition 1 of such permission. The 2006 consent therefore remains extant capable of implementation.

The Town Council has previously commented on this application at their meeting held 17th February. The Town Council resolved to recommend approval. Since that time amended plans have been submitted and it is a matter of asking the Town Council whether they wish to alter that view.

The elevation treatment of the proposed buildings has been amended. The buildings remain in the same positions as before by other aspects of the layout have changed. The proposed number of units and the number of car parking spaces remain unchanged. The scheme includes more landscaping and a larger bin store.

HISTORY

09/01366/COL: Application for certificate of lawfulness for the erection of 2 No blocks comprising 24 No apartments and 2 No class B1 offices pursuant to planning permission 06/02121/FUL: Application permitted with conditions: 22/05/2009.

06/02121/FUL: Demolition of existing buildings and the erection of 2 No. blocks comprising 24 No. apartments and 2No. Class B1 offices: Application permitted with conditions: 22/11/2006

05/00670/FUL: Demolition of existing buildings and the erection of a building comprising commercial/industrial units (use class B1) and six flats and a block of twelve flats to the rear: Application permitted with conditions: 16/09/2005.

03/00309/COU: Change of use of premises from vehicle repair garage to retail (use Class A1): Refused: 02/04/2003 - Appeal Dismissed.

97/01209/OUT: Residential development for 49 units, creation of open space and the construction of an estate road: Refused: 08/11/1999.

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.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

National Planning Policy Framework - March 2012

Core Planning Principles

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 11 - Conserving and Enhancing the Natural Environment

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

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

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST10 - Planning Obligations

HG7 - Site Targets and Thresholds

TP1 - New Development and Pedestrian Provision

TP3 - Cycle Parking

TP4 - Safer Environments for New Developments and Existing Residential Areas

TP7 - Residential Parking Provision

EU4 - Water Services

CR2 - Provision for Outdoor Playing Space and Amenity Space in New Development

CR3 - Off-site Provision

CR4 - Amenity Open Space

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Ecologist

SSDC Strategic Housing

SSDC Play Officer

SSDC Open Spaces Officer

SSDC Environmental Protection Team

SCC Education

Wessex Water

SSDC Technical Services

Somerset Waste Partnership

Police Architectural Liaison Officer

Yeovil Chamber of Commerce

Yeovil Vision Board

All oral update on responses will be given.

REPRESENTATIONS

40 Neighbouring properties to the site have been notified. A press advert has been placed and site notices have also been displayed (Major Development). An oral update on responses will be given.

CONSIDERATIONS

The Town Council may wish to take into account the following matters:

- the principle of development taking into account the extant consent,
- the non-provision of the previously permitted B1 units,
- a scheme of 19 dwellings would require 35% affordable housing and financial contributions towards local/strategic sport and play recreation infrastructure,
- site levels, design quality, materials, mix of dwelling types, density,
- residential amenity, and
- the proposed vehicular access, traffic impact and parking.

RECOMMENDATION

That Yeovil Town Council be invited to comment on this amended application.

2. Officer Report On Planning Application: 14/01287/R3D

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits (GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	15th May 2014
Applicant :	South Somerset District Council
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The site is located on South Street, adjacent to the public car park within the designated Conservation Area.

The property is a Grade II detached, two-storey building constructed of ashlar Ham stone with a Welsh slate roof.

The building is currently vacant but was formerly the Arts Centre. This application seeks permission for the carrying out of internal and external alterations to form a gallery / café / offices on the ground floor. At first floor 2 bedsits would be created and a dormer extension is proposed to convert the roofspace into 2 further bedsits.

The property is owned by the District Council. There is currently no car parking spaces and none are provided.

HISTORY

Lengthy planning history over time, but of relevance to this application;

14/01288/R13 - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Pending Consideration

05/01813/R13 - The demolition of outbuilding at rear of property - Application permitted with conditions - 21/02/2006

93/02628/FUL - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN AND CONSERVATORY AND CONSTRUCTION OF A PATIO AREA - Application permitted with conditions - 02/12/1993

93/02625/FUL - THE CARRYING OUT OF ALTERATIONS, INCLUDING REPAIRS TO OUTBUILDING TO FORM CRAFT WORKSHOP AND ERECTION OF EXTENSION TO FORM KITCHEN - Application permitted with conditions - 27/10/1993

93/02622/FUL - ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF A PEDESTRIAN ACCESS OFF OF THE MARKET - Application permitted with conditions - 15/04/1993

872724 - The carrying out of alterations and the erection of an extension to premises - Conditionally approved - 11/12/87

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.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPSs and PPGs) were superseded by the publication of the National Planning Policy Framework.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and

Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

The policies of most relevance to the proposal are:
South Somerset Local Plan (adopted 2006)

ST5 (General Principles of Development)
ST6 (Quality of Development)
EH1 (Conservation Areas)
EH3 (Change of Use and Alterations to Listed Buildings)

National Planning Policy Framework

Chapter 1 - Building a Strong Competitive Economy
Chapter 2 - Ensuring the Vitality of Town Centres
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and Enhancing Historic Environment

Other Relevant Considerations
Somerset Parking Strategy

CONSULTATIONS

ENVIRONMENTAL PROTECTION OFFICER -

COUNTY ARCHAEOLOGIST -

REPRESENTATIONS

Site notice posted on site. None received at time of writing report

CONSIDERATIONS

- Do the proposals have an adverse effect upon the Conservation Area?
- Do the proposals have an adverse effect upon Residential Amenity?
- Do the proposals have an adverse effect upon Visual Amenity?
- Is it appropriate to have no car parking for the proposals?

RECOMMENDATION

The view of the Town Council is invited.

3. Officer Report On Planning Application: 14/01288/R13

Site Address:	80 South Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal and external alterations to form gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits (GR 355558/115886)
Recommending Case Officer:	Andrew Collins
Target date :	15th May 2014
Applicant :	South Somerset District Council
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



The site is located on South Street, adjacent to the public car park within the designated Conservation Area.

The property is a Grade II detached, two-storey building constructed of ashlar Ham stone with a Welsh slate roof.

The building is currently vacant but was formerly the Arts Centre. This application seeks permission for the carrying out of internal and external alterations to form a gallery / café / offices on the ground floor. At first floor 2 bedsits would be created and a dormer extension is proposed to convert the roofspace into 2 further bedsits.

The property is owned by the District Council and as such the National Planning Casework Unit determine the application.

HISTORY

Lengthy planning history over time, but of relevance to this application;

14/01287/R3D - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Pending Consideration

07/03410/R13 - Painting of a mural on east elevation - Reg3/4 District - permitted with conditions - 13/12/2007

05/01813/R13 - The demolition of outbuilding at rear of property - Application permitted with conditions - 21/02/2006

99/00235/LBC - Erection of lobby to front entrance, installation of air conditioning unit and other alterations - Conditionally approved - 12/8/1999

93/02627/LBC - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN AND CONSERVATORY AND CONSTRUCTION OF A PATIO AREA (LISTED BUILDING CONSENT) - Application permitted with conditions - 02/12/1993

93/02624/LBC - DEMOLITION OF GARAGE, FORMATION OF HARDSTANDING AREA AND ERECTION OF A BRICK WALL - Application permitted with conditions - 25/05/1993

93/02623/LBC - DEMOLITION OF VARIOUS WALLS AND OUTBUILDINGS, ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF A PEDESTRIAN ACCESS OFF OF THE MARKET - Application permitted with conditions - 15/04/1993

872725 - LBC - The carrying out of alterations and the erection of an extension to premises - Conditionally approved - 11/12/87

POLICY

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

Paragraph 132 of the NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

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

The policies of most relevance to the proposal are:

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

EH1 - Conservation Areas

EH3 - Change of Use and Alterations to Listed Buildings

National Guidance

Chapter 12 - Conserving and Enhancing Historic Environment

CONSULTATIONS

CONSERVATION OFFICER -

ENGLISH HERITAGE -

REPRESENTATIONS

Site notice posted on site. None received at time of writing report

CONSIDERATIONS

- Do the proposals have an adverse effect upon the Conservation Area?
- Do the proposals have an adverse effect upon the historic or architectural interests of the building?

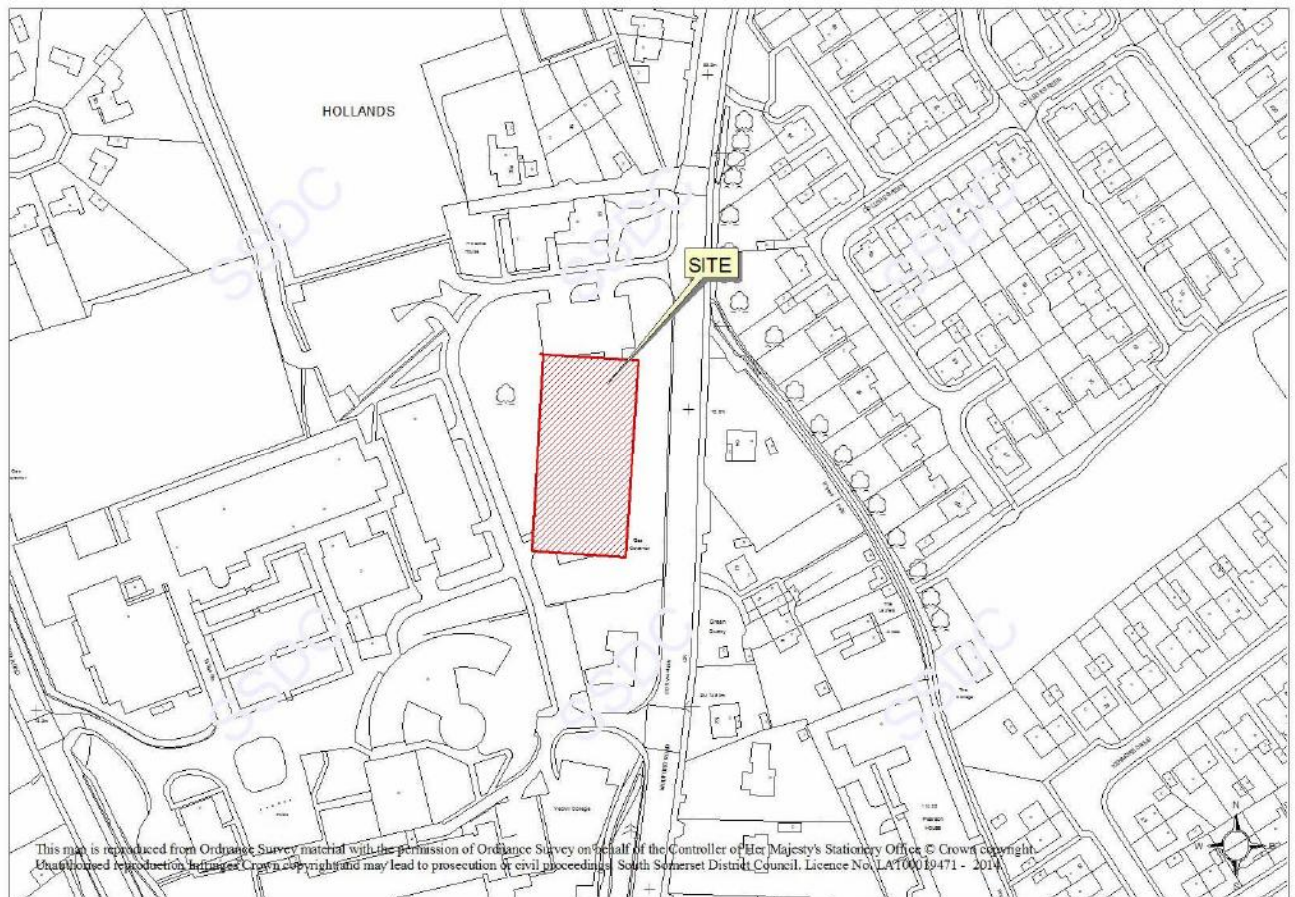
RECOMMENDATION

The view of the Town Council is invited.

4. Officer Report On Planning Application: 14/01031/FUL

Site Address:	Yeovil College Mudford Road Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of new build construction skills centre comprising four teaching workshops for electrical installations, plumbing, renewables and wet trades and covered area for a brickwork and multi-skills workshop, with the associated external storage areas (GR 355293/116759)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	16th May 2014
Applicant :	Yeovil College
Type :	Minor Other less than 1,000 sq.m or 1ha

SITE DESCRIPTION AND PROPOSAL



The main campus of Yeovil College is located within the development area of Yeovil, between Ilchester Road and Mudford Road. This application seeks permission to relocate and construct a new Construction Skills Centre (the existing one is located at Lufton Way).

It is proposed that the Centre comprises purpose-built workshops for Electrical Installations, Plumbing, Carpentry and Plastering, as well as a covered area for a Brickwork and Multi-skills workshop, along with associated material storage areas. Each workshop will be c.180 sqm, with the combined Brickwork and Multi-Skills workshop being c. 250 sqm. The facility will provide teaching accommodation for five groups of students (18no. per group) plus c.10 members of staff, thus accommodating a maximum of 100 people.

The development site is located to the north of the campus entry from Mudford Road, on the existing tarmac area. To the east, the development site is screened by a row of trees, which separate it from Mudford Road.

The site currently contains four portacabins, which are in a poor condition. The planning proposal would see the removal of these structures.

The new building would be 6.45m high x c.49m long, x c.27m wide. It would be constructed of fibre cement clad walls, black vertical strip clad walls and metal composite panel roofs.

The building would result in the loss of 40no. car parking spaces, and a Parking Management Plan has been submitted which aims to demonstrate that the proposal will not result in the displacement of cars onto the highway.

HISTORY

Various, although none specific 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.

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

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

Regard must also be had to:

National Planning Policy Framework - March 2012
Chapter 7 - Requiring Good Design

CONSULTATIONS

Landscape - Awaiting response
Tree Officer - Awaiting response
Ecologist - Awaiting response

Environmental Protection - Awaiting response
Rights of Way - Awaiting response

REPRESENTATIONS

None received at time of writing report

CONSIDERATIONS

- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?
- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties?
- Is the proposal acceptable in terms of parking provision?

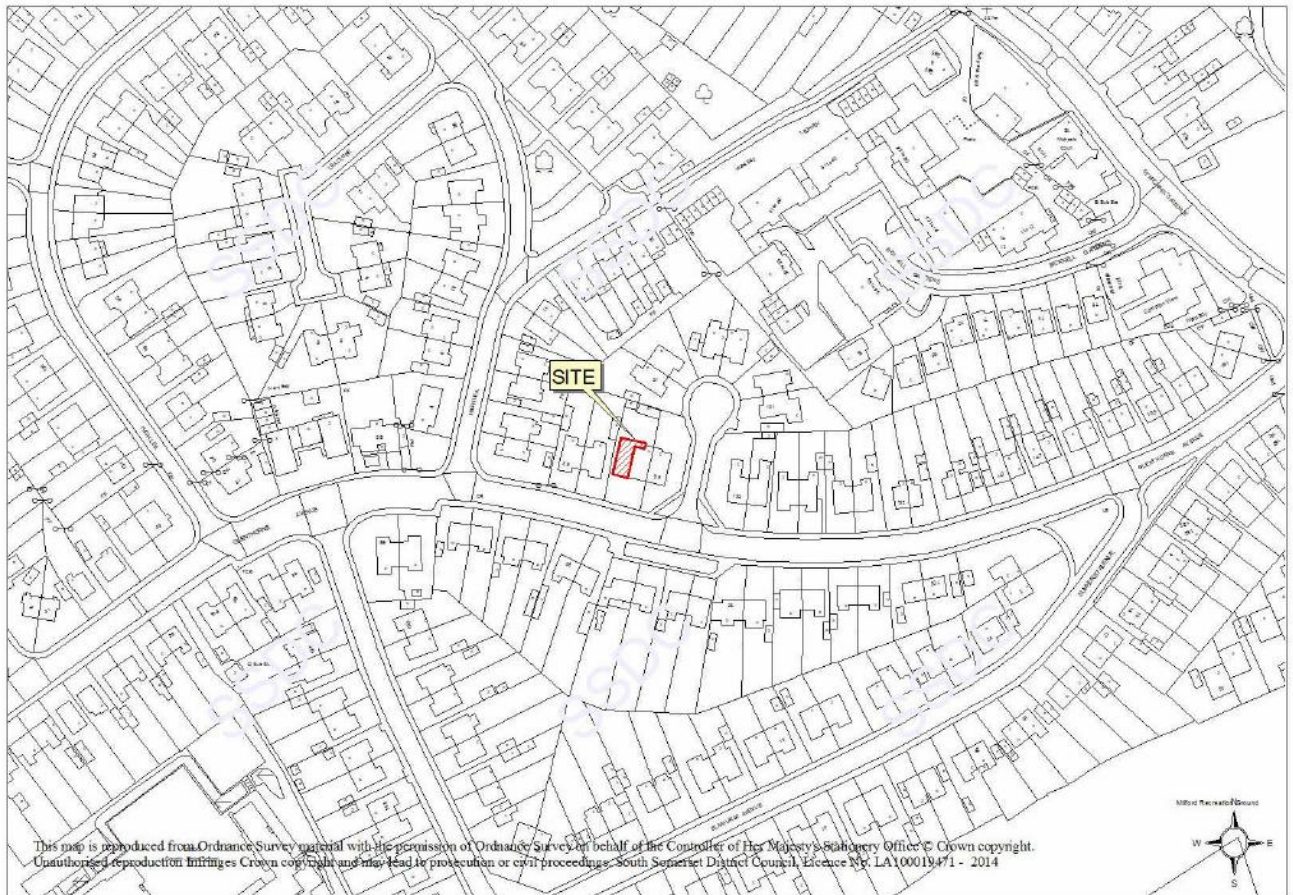
RECOMMENDATION

The view of the Town Council is invited.

5. Officer Report On Planning Application: 14/01020/FUL

Site Address:	87 Glenthorne Avenue Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The erection of a side extension to dwelling and rear conservatory (Revised/Part retrospective) (GR 355885/117462)
Recommending Case Officer:	Jane Green
Target date :	1st May 2014
Applicant :	Miss Carin Elswood
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



87 Glenthorne Avenue is a semi-detached single storey property constructed of part red brick and part painted pebbledash under a clay interlocking tiled roof. The property is located in a fairly large plot and is surrounded by residential properties to all sides. Materials vary in the streetscene with both red brick and render visible in close proximity to the application site. The topography of the land means that the adjacent property to the west number 85 (also single storey) sits higher than the application property.

In 2012 consent was granted for a single storey side extension to the dwellinghouse. This is currently underway with the shell of the extension completed.

This application seeks planning permission for the erection of the same side extension to the dwelling with the addition of a rear conservatory extending from this. The side extension would measure 4.1 metres in width and the same depth and height as the existing property with materials and a hipped roof to match. A modest canopy porch with red piers is proposed to the front of the dwelling and a further projection to the rear measuring 1.9 metres in depth, also with a hipped roof design as was proposed previously. The conservatory element will extend past the single storey element by 1.35 metres and its design will incorporate a canopy area past the single storey element flush with the conservatory. Triple patio doors are proposed facing the rear, a rooflight in the rear facing roof slope and to the side elevation an obscure glazed window and obscure glazed door. Sun pipes are proposed in various positions over the house.

The whole property will be rendered, painted white. The previous single garage has already been removed to make way for the extant development. Two designated spaces for vehicles are proposed on site to the front of the property.

HISTORY

14/00045/PREAPP - Conservatory January 2014

13/04300/NMA - Application for a non-material amendment to planning approval 12/02926/FUL to alter roof layout at rear - Application refused November 2013

12/02926/FUL - Alterations and the erection of a side extension to dwelling - Application permitted with conditions September 2012

8163 - Erection of 67 dwellinghouses and/or bungalows, 12 shops and flats, 2 blocks of residential flats a licensed hotel and lock up garages and the laying out of streets July 1950

POLICY

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

The policies of most relevance to the proposal are:

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

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

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

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

CONSULTATIONS

Yeovil Town Council - Observations sought
Highways Authority - Observations sought

REPRESENTATIONS

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

CONSIDERATIONS

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

- Is the design and scale of the extension subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Does the extension cause demonstrable harm to the residential amenities of the existing or neighbouring householders? Overlooking is a key point to consider here.

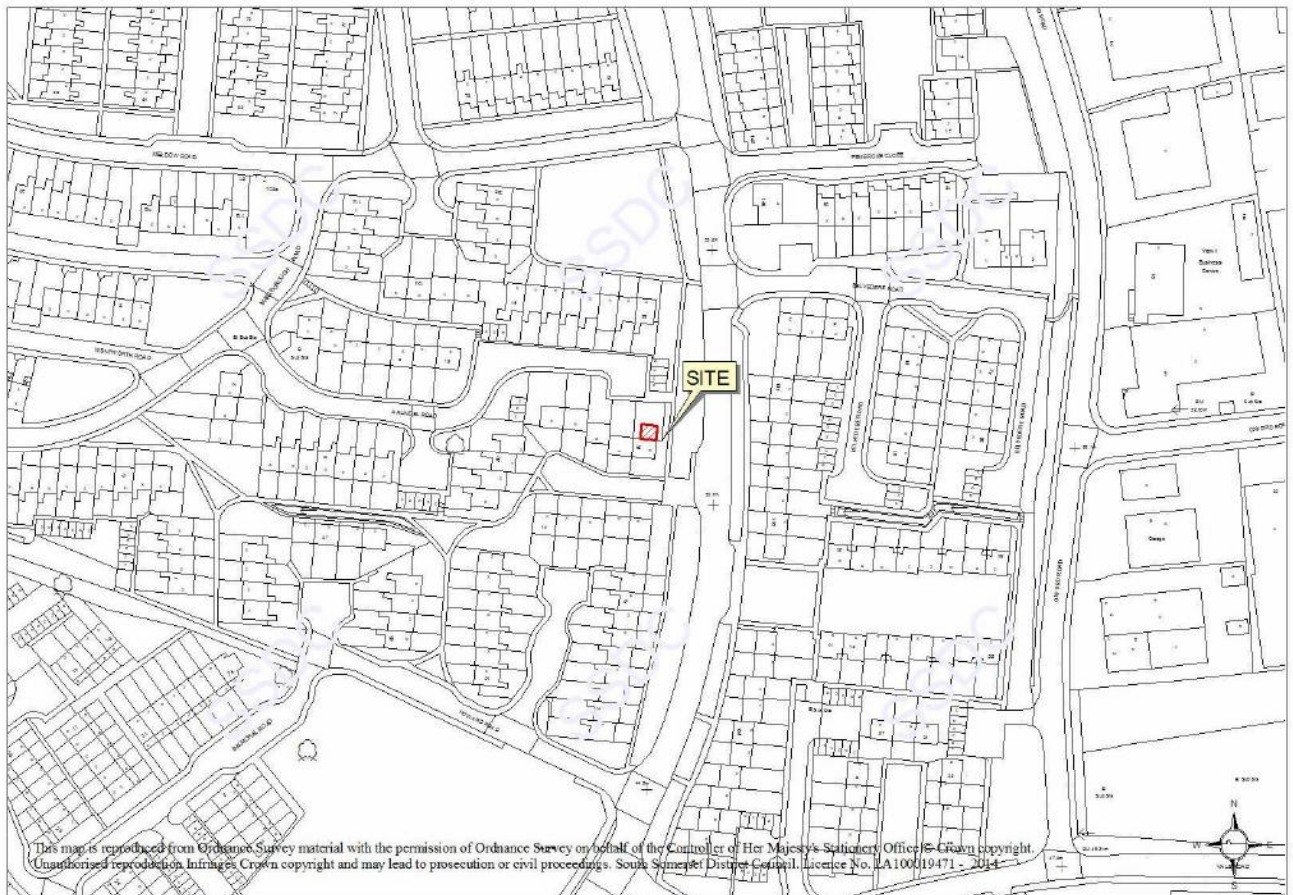
RECOMMENDATION

The views of the Town Council are invited.

6. Officer Report On Planning Application: 14/01312/FUL

Site Address:	38 Arundel Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey extension to rear of dwellinghouse (GR 357345/116964)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	6th May 2014
Applicant :	Mr Michael Waters
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within a residential area of Yeovil. The site comprises an end of terrace two storey house, constructed of brick under a concrete tiled roof, with white uPVC windows and doors.

This application proposes the erection of a single storey rear extension, to be used as a sitting room, which faces on to a service road. The extension is to be constructed of materials to match the existing property.

HISTORY

None

POLICY

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

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

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

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

Somerset Parking Strategy (2012)

CONSULTATIONS

COUNTY HIGHWAY AUTHORITY - Awaiting response

REPRESENTATIONS

None received at time of writing this report

CONSIDERATIONS

The main considerations of this application are:

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

RECOMMENDATION

The view of the Town Council is invited.

7. **Officer Report On Planning Application: 14/01087/COU**

Site Address:	31 Middle Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The change of use of ground floor from Use Class A1 (shop) to Use Class A2 (Financial and professional services) (GR 355823/115965)
Recommending Case Officer:	Andrew Collins
Target date :	6th May 2014
Applicant :	Marvec Properties Ltd
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The site is located within the town centre of Yeovil, within the primary shopping frontage.

The property is currently vacant with Dr China formally occupying the site. Planning permission is sought to change the use of the premises to an A2 unit (Financial and professional services). No end user is given.

The application is supported by a Yeovil Primary Shopping Frontage Survey and this shows that 81% of premises are currently in A1 use.

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.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPSs and PPGs) were superseded by the publication of the National Planning Policy Framework.

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

The policies of most relevance to the proposal are:
South Somerset Local Plan (adopted 2006)

ST5 (General Principles of Development)
ST6 (Quality of Development)
MC1 (Primary Shopping Frontages)
MC4 (Other uses in Town Centres)

Regard must also be had to:
National Planning Policy Framework - March 2012
Chapter 1 - Building a Strong Competitive Economy
Chapter 2 - Ensuring the Vitality of Town Centres

CONSULTATIONS

PLANNING POLICY - No comments received

REPRESENTATIONS

Site notice posted on site. None received at time of writing report

CONSIDERATIONS

- Whether the proposal would undermine the dominant retail function within the primary shopping frontage.

RECOMMENDATION

The view of the Town Council is invited.

PLANNING DECISIONS

13/04788/COL Application for a Certificate of Lawfulness for the existing use of premises as Use Class B2 (General Industry) (GR 353940/115178) at 20 Garrett Road Lynx Trading Estate Yeovil Somerset BA20 2TJ
Applicant: Mr Mervyn Ham

REFUSAL

14/00189/COL Application for a Certificate of Lawfulness for the existing use of premises as two flats (GR 355936/116157) at 5 Vincent Place Yeovil Somerset BA20 1JA
Applicant: Mr Charles Campbell

GRANTED subject to conditions

14/00244/FUL The erection of a single dwelling (Re-Submission) (GR 355855/115784) at 2 Woodland Terrace Mill Lane Yeovil Somerset BA20 1NY
Applicant: Mr I White

REFUSAL

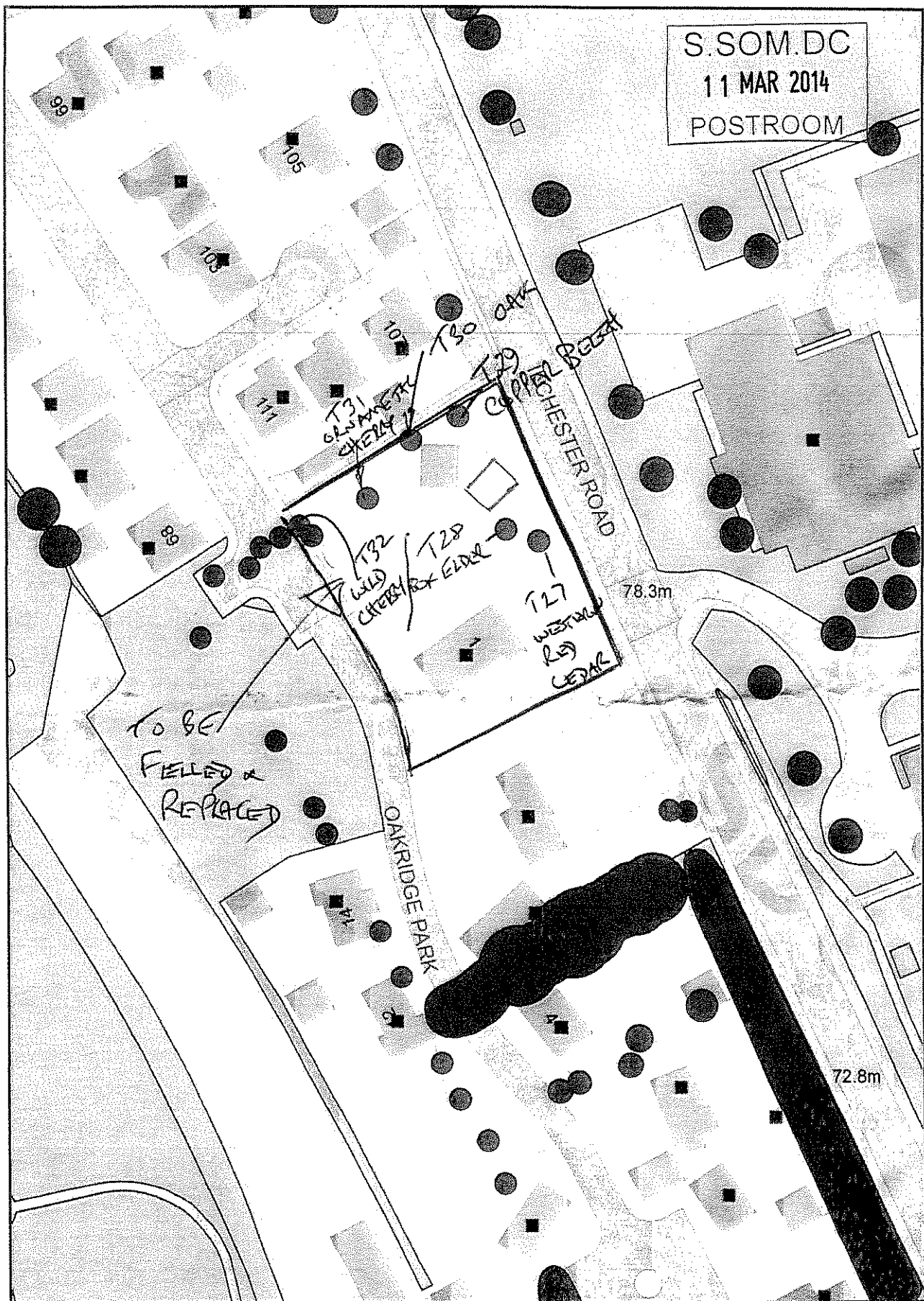
14/00573/FUL The erection of a single storey and two storey extensions to dwellinghouse (GR 354674/115845) at 111 Seaton Road Yeovil Somerset BA20 2AP
Applicant: Mr and Mrs L J Delany

APPROVAL subject to conditions

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.



Scale
Preserved

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OAKRIDGE HOUSE, NOT OAKRIDGE PARK
YEDVIL, BAZI STY

25

14/01261

