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:

<table>
<thead>
<tr>
<th>Age</th>
<th>Race</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disability</td>
<td>Religion or Belief</td>
</tr>
<tr>
<td>Gender Reassignment</td>
<td>Sex</td>
</tr>
<tr>
<td>Marriage and Civil Partnership</td>
<td>Sexual Orientation</td>
</tr>
<tr>
<td>Pregnancy and Maternity</td>
<td></td>
</tr>
</tbody>
</table>
AGENDA

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 28 July 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. PARISH COUNCIL CONSULTATION

TOWN AND COUNTRY PLANNING ACT 1990

Application No: 14/02554/OUT
Applicant/Agent: Abbey Manor Group c/o Boyer Planning Ltd
Proposal: Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works (GR 357198/118268)
Location: Upper Mudford Primrose Lane Yeovil Somerset
Officer: Simon Fox (contact details - 01935 462509 / simon.fox@southsomerset.gov.uk)

Simon Fox to do a short presentation about the above application. The Committee to consider the application as an adjacent parish consultation. See link to SSDC website for further details: https://www.southsomerset.gov.uk/planningsearch/?keyword=14%2f02554
7. PARISH COUNCIL CONSULTATION – TREE PRESERVATION ORDERS

Application No. 14/03415/TPO
Applicant: Mr M Griffin
Proposal: Application to carry out tree surgery work to T Lime Tree tree which is included in the SSDC (YEOV 1603) Tree Preservation Order (GR 354753/116400)
Location: 3 Parcroft Gardens Yeovil Somerset BA21 3ED

Application No. 14/03413/TPO
Applicant: Mr M Griffin
Proposal: Application to carry out tree surgery work to T1 Lime Tree tree which is included in the SSDC (YEOV 1603) Tree Preservation Order (GR 354753/116400)
Location: 4 Parcroft Gardens Yeovil Somerset BA21 3ED

To consider the above applications and accompanying site maps attached at pages 36 and 37.
<table>
<thead>
<tr>
<th>Application No</th>
<th>Proposal</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Alterations and the erection of a two storey side and rear extension to dwelling (GR 354723 / 114567)</td>
<td>39 Turners Barn Lane Yeovil Somerset</td>
</tr>
<tr>
<td>2</td>
<td>The erection of an extension to first floor flat (GR 355719/115890)</td>
<td>10A Union Street Yeovil Somerset</td>
</tr>
<tr>
<td>3</td>
<td>Change of use from A1 Shop to A2 Financial and Professional Services</td>
<td>Yeovil Key Stores 27 Princes Street Yeovil</td>
</tr>
<tr>
<td>4</td>
<td>Prior approval for proposed change of use from Use Class B1 (a) Offices to Use Class C3 Residential - 12 units (GR 355478/116122)</td>
<td>Telford House Clarence Street Yeovil</td>
</tr>
<tr>
<td>5</td>
<td>Rear First floor and single storey extension to dwellinghouse and extension to garage to form store (Revised application) (GR: 354729 /117257)</td>
<td>159 Ilchester Road Yeovil Somerset</td>
</tr>
<tr>
<td>6</td>
<td>Proposed dwelling house and garage (GR: 356757 / 116935 )</td>
<td>Land Rear Of 73 Rosebery Avenue Yeovil</td>
</tr>
<tr>
<td>7</td>
<td>Change of use of building from B1 (light industrial) to D1(h) (for, or in connection with public worship or religious instruction) (GR 356312/116264 )</td>
<td>Yeovil Vehicle Centre 79 Sherborne Road Yeovil</td>
</tr>
<tr>
<td>8</td>
<td>Retention of 8 bay temporary classroom unit. (GR 356570/116487)</td>
<td>Pen Mill Infant School St Michaels Avenue Yeovil</td>
</tr>
<tr>
<td>9</td>
<td>Internal alterations to include display of window banner (GR: 355543 / 116058 )</td>
<td>Yeovil Key Stores 27 Princes Street Yeovil</td>
</tr>
<tr>
<td></td>
<td>Application No.</td>
<td>Description</td>
</tr>
<tr>
<td>---</td>
<td>----------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>10</td>
<td>14/03581/FUL</td>
<td>Conversion of existing public house into 9 no. residential units, demolition of skittle alley and the erection of a single storey rear extension (GR 356084 / 117034)</td>
</tr>
<tr>
<td>11</td>
<td>14/03658/FUL</td>
<td>The installation of 4 No. new bollards (GR 354573/117074)</td>
</tr>
</tbody>
</table>
PLANNING MEETING
TUESDAY 26 August 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).
• 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: 14/03118/FUL**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>39 Turners Barn Lane Yeovil Somerset</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (South)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Alterations and the erection of a two storey side and rear extension to dwelling (GR 354723 / 114567)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Jane Green</td>
</tr>
<tr>
<td>Target date:</td>
<td>24th September 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Paul Rothwell</td>
</tr>
<tr>
<td>Type:</td>
<td>13 Other Householder - not a Change of Use</td>
</tr>
</tbody>
</table>

**SITE DESCRIPTION AND PROPOSAL**

39 Turner’s Barn Lane is a detached chalet style bungalow constructed from red brick under a slate roof. The front roof slope contains a central gable feature clad in tile hanging, with two small dormers each side. The street is characterised by a mixture of style and a variety of materials.
The proposal includes:
- The erection of a side extension incorporating garage with bedroom over in roof space. 6.1m deep by 5m wide, 5.6m high to ridge. Inclusion of fully glazed gable detail to rear roofslope.
- Cladding of central gable feature on front elevation and brickwork below with cedar boarding.
- Removal of two bay windows on rear elevation and erection of single-storey infill extension with roof lantern.
- Creation of veranda at first floor level over existing flat roof sitting room wing, with glass balustrading. Alteration to rear window door to French door dormer.
- Creation of raised patio across full width of rear elevation of the house.

Planning permission is primarily required because of the inclusion of a balcony/veranda to the rear, the height of the single storey garage extension with room over, the creation of the raised patio, and the inclusion of cedar boarding on the front elevation.

HISTORY
1976 - Alterations and additions - Approved
1977 - Erection of a garage - Approved

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)

CONSULTATIONS
Highway Authority - Response awaited.

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

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

- Is the design and scale of the extensions proposed subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Does the proposal cause demonstrable harm to the residential amenities of the existing or neighbouring householders?

**RECOMMENDATION**
The views of the Town Council are invited.

2. **Officer Report On Planning Application: 14/03197/FUL**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>10A Union Street Yeovil Somerset</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Yeovil (Central)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>The erection of an extension to first floor flat (GR 355719/115890)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Mrs Jennie Roberts</td>
</tr>
<tr>
<td>Target date:</td>
<td>12th September 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr J Veiga</td>
</tr>
<tr>
<td>Type: 13</td>
<td>Other Householder - not a Change of Use</td>
</tr>
</tbody>
</table>

**SITE DESCRIPTION AND PROPOSAL**

The site is located in a conservation area, within Yeovil Town Centre, but outside of the Primary Shopping area. It comprises a first floor residential flat above a barber's shop.
The flat is set back from the street frontage and comprises rendered elevations under a flat felt covered roof. The flat has access onto the roof terrace at the front above the barber's shop.

The proposal (which was previously approved under application 11/01323/FUL, now expired) seeks to erect an extension to the first floor flat. In order to provide additional light and ventilation, a roof light is proposed within the existing flat roof. It is proposed to be rendered with a flat roof to follow the existing construction of the flat to the rear. The existing fenestration detail of the front elevation will be replicated to the front of the extension with door and side panels to access the roof terrace. A railing will be installed behind the edge of the existing flat roof parapet and eaves. The front elevation of the extended parts will be set a distance of c.4.5m back from the front elevation of the barber's shop.

HISTORY
11/01323/FUL - The erection of an extension to first floor flat - conditional approval - 01/06/2011

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.

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

South Somerset Local Plan (adopted 2006)
ST5 (General Principles of Development)
ST6 (Quality of Development)
EH1 (Conservation Areas)

Regard must also be had to:
National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design
Chapter 12 - Conserving and enhancing the historic environment

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

CONSULTATIONS
COUNTY HIGHWAY AUTHORITY - No observations
CONSERVATION OFFICER - No objections
COUNTY ARCHAEOLOGIST - No objections

REPRESENTATIONS
None received at time of writing this report
ENVIRONMENTAL IMPACT ASSESSMENT
None required

CONSIDERATIONS
- Does the proposal conserve or enhance the character and appearance of the conservation area?
- Does the proposal have an acceptable relationship with neighbouring properties?

RECOMMENDATION
The view of the Town Council is invited.

3. Officer Report On Planning Application: 14/03208/FUL

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Yeovil Key Stores 27 Princes Street Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (Central)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Change of use from A1 Shop to A2 Financial and Professional Services</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Mrs Jennie Roberts</td>
</tr>
<tr>
<td>Target date:</td>
<td>11th September 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Miss Rosalyn Smith</td>
</tr>
<tr>
<td>Type: 12</td>
<td>Other Change Of Use</td>
</tr>
</tbody>
</table>

SITE DESCRIPTION AND PROPOSAL
The building, the subject of this application, is Grade II listed, and lies within a conservation area and the town centre. Currently, the ground floor is occupied by a convenience store (A1 Retail). The application proposes the change of use of the unit to A2 (Financial and Professional Services). It is not proposed to alter the shop front or entrance. Various minor works are proposed however internally, to improve accessibility. An associated application for listed building consent (14/03541/LBC) has also been submitted to the council.

**HISTORY**

01/00752/ADV & 01/00754/LBC - The display of an externally illuminated shop fascia sign - conditional approval - 14/05/2001

00/02881/ADV & 00/02882/LBC - The display of internally illuminated signs - refused - 06/02/2001

**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)
MC4 (Other uses in Town Centres)
EH1 (Conservation Areas)
EH3 (Listed Buildings)

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
Chapter 7 - Requiring good design
Chapter 12 - Conserving and enhancing the historic environment

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

CONSULTATIONS
COUNTY HIGHWAY AUTHORITY - No observations

REPRESENTATIONS
None received at time of writing this report

ENVIRONMENTAL IMPACT ASSESSMENT
None required

CONSIDERATIONS
- Does the proposal have an acceptable impact on the general amenity of neighbouring properties/businesses?
- Does the proposal have an acceptable impact on the vitality and viability of the town centre?

RECOMMENDATION
The view of the Town Council is invited.

4. Officer Report On Planning Application: 14/03320/P3JPA

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Telford House Clarence Street Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward :</td>
<td>Yeovil (Central)</td>
</tr>
<tr>
<td>Proposal :</td>
<td>Prior approval for proposed change of use from Use Class B1 (a) Offices to Use Class C3 Residential - 12 units (GR 355478/116122)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Andrew Collins</td>
</tr>
<tr>
<td>Target date :</td>
<td>22nd September 2014</td>
</tr>
<tr>
<td>Applicant :</td>
<td>Edan Investments Ltd</td>
</tr>
<tr>
<td>Type :</td>
<td>21 Part 3 Prior Approvals</td>
</tr>
</tbody>
</table>
The application site comprises a vacant mixed-use office building with associated car park. Historically a telephone exchange and latterly occupied by the Department for Work and Pensions (Use Class B1(a) Government Offices and the Job Centre, Use Class A2) the two-storey red-brick building sits on the corner of Clarence Street and The Park beneath pitched roofs of plain tiles.

Built approx. 1920-30 the building presents its most decorative elevation to Clarence Street to the east, with a splayed corner and main entrance on the corner of Clarence Street and The Park, to the north. Opposite the site on Clarence Street is a four-storey block of 24 flats in a contemporary design style with 2 commercial offices and parking on the ground floor. To the south is a two-storey car park to a supermarket and to the west is The Armoury public house and two properties at Park Gardens (both commercial).

To the west of the office building is car parking for approx. 22 cars, accessed via two entrances from The Park and Clarence Street, contained within high brick walling. Also within the car park is a prominent tree.

This application is a notification of intent by the applicant to exercise their permitted development rights under Part 3 of Schedule 2 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2013 to change the use of part of a building and any land within its curtilage to a use falling within Class C3
(dwellinghouses) of the Schedule to the Use Classes order from a use falling within Class B1(a) (offices) of that Schedule.

The proposal seeks the change of use of the premises from Class B1(a) office to Class C3 apartments. The notification does not require the applicant to disclose the nature of accommodation sought, however submitted plans indicate 7 No. 1-bed apartments and 5 No. 2-bed apartments.

Submitted with the application are an Environmental Assessment and a Transport Assessment.

**HISTORY**
13/01558/FUL - Demolition of existing building and the erection of a mixed development comprising office accommodation and 14 No. residential apartments - Application permitted with conditions - 11/11/13

**POLICY**

**REPRESENTATIONS**
Neighbouring properties to the site have been notified in writing and a site notice has been displayed. No representations have been received to date.

**CONSIDERATIONS**
Class J, J.1.(b) requires the building to fall within Class B1(a) to be considered permitted development.

In considering the criteria of Class J:
- The building is not within a safety hazard area
- The site is not part of a military explosives storage area
- The building is not listed nor a scheduled monument

The LPA has to consider whether prior approval is required as to:
- Transport and highways impacts of the development
- Contamination risks on the site
- Flooding risks on the site

**RECOMMENDATION**
That Yeovil Town Council note the notification and comment on the criteria to be assessed.
5. **Officer Report On Planning Application: 14/03376/FUL**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>159 Ilchester Road Yeovil Somerset</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (West)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Rear First floor and single storey extension to dwellinghouse and extension to garage to form store (Revised application) (GR: 354729 /117257)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Andrew Collins</td>
</tr>
<tr>
<td>Target date:</td>
<td>19th September 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr &amp; Mrs B Nardiello</td>
</tr>
<tr>
<td>Type:</td>
<td>13 Other Householder - not a Change of Use</td>
</tr>
</tbody>
</table>

**SITE DESCRIPTION AND PROPOSAL**

This detached property is located within a residential area of Yeovil. It is located in a predominantly residential area on the A37. The area has a mixed character of built form with bungalows opposite the application site, detached 2 storeys and semi detached north and to the south. Immediately adjoining the property to the North is a block of 2 flats within the same ownership as the application site.
Planning permission is sought to erect a first floor extension over an existing flat roof extension of 4m. This would have a roof that ties in with the existing hipped roof. Also it is proposed to erect an additional further flat roof extension of a further 3.3m.

In the rear garden is an existing 8.9m long garage along the side boundary. It is proposed to erect a store and garden store at right angles along the rear boundary. This would measure 14.8m by 3.6m in width. It is now detailed that part of the store would be used as a garden / general store for the neighbouring flats, in the same ownership as the applicant.

Along the rear boundary are high conifer trees and these trees are to be removed.

**HISTORY**

Of relevance to this application;

14/01533/FUL - Alterations, the erection of a two storey and single storey rear extension and the erection of an extension to existing garage to form store - Application withdrawn - 23/05/14

07/05365/FUL - Erection of 2 no. 2 bedroom apartments - Application permitted with conditions - 28/01/08

790555 - The erection of an extension to dwelling house and a garage - Conditionally approved - 26/4/79

**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.

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

National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design

Other Relevant Documents
Somerset Parking Strategy (2012)

**CONSULTATIONS**

COUNTY HIGHWAY AUTHORITY - No observations
REPRESENTATIONS
None received at time of writing report

CONSIDERATIONS
The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties?
- Is the proposal an overdevelopment of the site / Need for stores?
- Does the proposal have an acceptable impact upon visual amenity of the surrounding area?

RECOMMENDATION
The views of the Town Council are invited.

6. Officer Report On Planning Application: 14/03437/FUL

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Land Rear Of 73 Rosebery Avenue Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward :</td>
<td>Yeovil (East)</td>
</tr>
<tr>
<td>Proposal :</td>
<td>Proposed dwelling house and garage</td>
</tr>
<tr>
<td></td>
<td>(GR: 356757 / 116935 )</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Mrs Jennie Roberts</td>
</tr>
<tr>
<td>Target date :</td>
<td>8th October 2014</td>
</tr>
<tr>
<td>Applicant :</td>
<td>Mr F Harris</td>
</tr>
<tr>
<td>Type : 06</td>
<td>Minor Dwellings 1-9 site less than 1ha</td>
</tr>
</tbody>
</table>
SITE DESCRIPTION AND PROPOSAL

The site is located adjacent to 2 Monmouth Road, within the development area of Yeovil. The plot of land was formerly the rear garden of 73 Rosebery Avenue. The application proposes the erection of a 2-bedroom detached chalet bungalow and detached garage, to be constructed of brick under a tiled roof. On the ground floor, there will be 2no. reception rooms, a study, kitchen, utility room and WC. On the first floor will be 2no. bedrooms and a bathroom. Access to the dwelling will be via the existing access to 2 Monmouth Road.

HISTORY
None available

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 6 - Delivering a wide choice of high quality homes  
Chapter 7 - Requiring good design  

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

CONSULTATIONS  
COUNTY HIGHWAY AUTHORITY - Awaiting response  

REPRESENTATIONS  
None received at time of writing this report  

ENVIRONMENTAL IMPACT ASSESSMENT  
None required  

CONSIDERATIONS  
- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?  
- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties?  
- Does the proposal have an acceptable impact on highway safety/is parking provision sufficient?  

RECOMMENDATION  
The view of the Town Council is invited.  

7. Officer Report On Planning Application: 14/03480/COU  

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Yeovil Vehicle Centre 79 Sherborne Road Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (East)</td>
</tr>
</tbody>
</table>
| Proposal:    | Change of use of building from B1 (light industrial) to D1(h) (for, or in connection with public worship or religious instruction)  
(GR 356312/116264) |
| Recommending Case Officer: | Andrew Collins |
| Target date: | 26th September 2014 |
| Applicant:   | Boon Brown                                    |
| Type:        | 12 Other Change Of Use                         |
The site is located on the Northern side of the road, approximately 70m to the East of the Southville junction. The road is an 'A' class road restricted to 30mph.

The site is currently operated by 'Aardvark Auto Services Ltd' - a mechanics garage and used car sales.

Currently on site is a 2 storey pitched roof building that runs at right angles to the road. Later 2 storey flat roof extensions are located to the North and West of the property. To the East and South of the site are parking areas and areas for the parking of motor vehicles for sale.

During the course of the application confirmation has been received from the agent regarding the proposed use. This application now seeks permission for the change of use to D1 (h). The Use Classes Order 1987 (as amended) identifies (h) as being 'for, or in connection with public worship or religious instruction'.

Submitted plans show 17 car parking spaces on site. However this results in triple tandem parking bays and others parked in such a way that limits turning on site.

During the course of the application the suffix has changed from a FUL to a COU as it is clear that no works are proposed to the building.
HISTORY
Of relevance to this application;

97/02586/COU Alterations, the formation of two roller shutter doors and the use of premises as a motor vehicle garage including car sales and vehicle maintenance and repairs - Top Gear, 79 Sherborne Road, Yeovil - Application permitted with conditions - 20/02/1998

92/02579/FUL - CHANGE OF USE OF PREMISES FROM WAREHOUSE TO RESTAURANT WITHOUT COMPLIANCE WITH CONDITION 03 OF DECISION NOTICE NO 912381 DATED 6.2.92 (I.E. NO FOOD TO BE SOLD FOR CONSUMPTION OFF THE PREMISES) - Application Refused - 07/05/1992 - Appeal Dismissed - 21/8/92

91/02844/FUL - THE CHANGE OF USE OF PREMISES FROM WAREHOUSE TO RESTAURANT - Application permitted with conditions - 06/02/1992

91/02843/FUL - THE CHANGE OF USE FROM WAREHOUSE TO FITNESS CENTRE TO INCLUDE HAIR/BEAUTY SALON SPORTSWEAR SHOP AND COFFEE SHOP - Application permitted with conditions - 22/05/1991

21203/B - Erection of an extension to premises for the storage and sale of vehicle accessories - Approved - 17/2/67

21203/A - Extension to warehouse, office and store - Approved - 22/9/65

21203 - Retention of a store shed - Approved - 9/10/53

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 EP5 - Contaminated Land
Policy ME6 - Retention of Land and Premises
Policy TP3 - Cycle Parking
Policy TP6 - Non Residential Parking Provision

National Guidance
National Planning Policy Framework
Chapter 1 - Building a Strong Competitive Economy
Chapter 4 - Promoting Sustainable Transport
Chapter 8 - Promoting Healthy Communities
Other Relevant Documents
Somerset Parking Strategy (2012)

CONSULTATIONS
COUNTY HIGHWAY AUTHORITY - To be considered further.

ENVIRONMENTAL PROTECTION OFFICER - Recommended refusal due to unable to assess the impact of a general D1 use. No comments received on the basis of the clarification given.

REPRESENTATIONS
One letter of objection has been received from a neighbour. The following comments are made;

- Unsure what is proposed and are unable to assess its impact on their amenities.
- The plans are entitled 'Community Centre Sherborne Road but does not give an indication on the type of community it will serve.
- Had unwelcome visitors in the past and would not wish to live next to a rehabilitation centre.

CONSIDERATIONS
Details have now been provided as to the precise D1 use.

Under the Somerset Parking Strategy places of worship, require 1 car parking space per 34m2 of floor area. The application form states that the existing property is 467.5m2 and this equates to 14 parking spaces.

The Parking Strategy also determines cycle provision. This states that the proposed use would be on a case by case basis.

In considering the above and other aspects to this proposal the following are the main considerations;

- Is sufficient parking provided in a suitable layout that allows entering and exiting the site in a forward gear and does not involve conflict? (Impact upon highway safety)
- Impact upon residential amenity. - opening hours, number of people coming and going, noise and disturbance.
- Potential loss of employment land.
- Contaminated land

RECOMMENDATION
The views of the Town Council are invited.
8. **Officer Report On Planning Application: 14/03516/FUL**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Pen Mill Infant School St Michaels Avenue Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (East)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Retention of 8 bay temporary classroom unit.</td>
</tr>
<tr>
<td></td>
<td>(GR 356570/116487)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Jane Green</td>
</tr>
<tr>
<td>Target date:</td>
<td>25th September 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mrs Karen Underhill</td>
</tr>
<tr>
<td>Type:</td>
<td>10 Minor Other less than 1,000 sq.m or 1ha</td>
</tr>
</tbody>
</table>

**SITE DESCRIPTION AND PROPOSAL**

Pen Mill County Infants School is located off St Michael's Avenue. The site comprises the main school building together with various portakabin classrooms, hard standing playground areas, and a large playing field to the east of the site.

The application is seeking planning permission for the retention of a temporary 8 Bay classroom unit measuring approximately 24.1 metres x 9.8 metres x 3.5 metres in height. The plans show an access ramp leading to a door on the south elevation and steps leading to a door on the north and west elevations.
The unit is sited to the north of the school building. This unit has been the subject of previous repeat permissions and has occupied this position for more than ten years.

**HISTORY**
14/02034/FUL - The retention of a temporary Elliott unit - permitted with conditions 16.07.201

12/03688/R3C - Replacement of 4 No. windows - SSDC raise no objections

12/02280/R3C - The retention of a modular building - SSDC raise no objections

09/02125/R3C - Renewal of planning permission for an 8 bay temporary classroom unit - application permitted with conditions

09/01269/R3C - Retention of temporary Elliott Unit - Application permitted with conditions

07/02304/R3C - The erection of a new 4 bay temporary building to replace existing -SSDC raise no objections

04/03052/R3C - the installation of new play equipment - SSDC raise no objections

04/00813/R3C - Replacement of existing HORSA building and adjacent toilet block with new eight bay temporary building - SSDC raise no objections

03/02162/R3C - The removal of an existing temporary classroom and replacement with a new temporary classroom - SSDC raise no objections

**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)

**CONSULTATIONS**
Yeovil Town Council - Observations sought

Highways Authority - Awaiting response
REPRESENTATIONS
10 neighbours were notified and a site notice (general interest) displayed, no representations received at the time of writing this report.

CONSIDERATIONS
The principle considerations in the determination of this application are:

- Is there a continued need to justify the retention of these temporary buildings.
- Impact upon the visual amenity and streetscene.
- Impact upon residential amenity.

RECOMMENDATION
The views of the Town Council are invited.


<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Yeovil Key Stores 27 Princes Street Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward :</td>
<td>Yeovil (Central)</td>
</tr>
<tr>
<td>Proposal :</td>
<td>Internal alterations to include display of window banner (GR: 355543 / 116058 )</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Mrs Jennie Roberts</td>
</tr>
<tr>
<td>Target date :</td>
<td>26th September 2014</td>
</tr>
<tr>
<td>Applicant :</td>
<td>Swinton Group LTD</td>
</tr>
<tr>
<td>Type : 15</td>
<td>Other LBC Alteration</td>
</tr>
</tbody>
</table>
The building, the subject of this application, is Grade II listed, and lies within a conservation area and the town centre. Currently, the ground floor is occupied by a convenience store (A1 Retail). Whilst it is not proposed to alter the front or entrance of the unit, various minor works are proposed internally, in order to improve accessibility. An associated planning application (14/03208/FUL) for the change of use of the unit to A2 (Financial and Professional Services) has also been submitted to the council.

HISTORY
01/00752/ADV_ 01/00754/LBC - The display of an externally illuminated shop fascia sign - conditional approval - 14/05/2001
00/02881/ADV _ 00/02882/LBC - The display of internally illuminated signs - refused - 06/02/2001

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'.

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 listed building, local planning authorities should 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'.

SITE DESCRIPTION AND PROPOSAL
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:

Saved policies of the South Somerset Local Plan (adopted 2006)
EH3 - Alterations to listed buildings

CONSULTATIONS
CONSERVATION OFFICER - Awaiting response

REPRESENTATIONS
None received at time of writing this report

ENVIRONMENTAL IMPACT ASSESSMENT
None required

CONSIDERATIONS
- Does the proposal have an acceptable impact on the historic and architectural interests of the listed building?

RECOMMENDATION
The view of the Town Council is invited.


<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Milford Inn 85 Milford Road Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Yeovil (Central)</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Conversion of existing public house into 9 no. residential units, demolition of skittle alley and the erection of a single storey rear extension (GR 356084 / 117034)</td>
</tr>
<tr>
<td>Recommending Case Officer:</td>
<td>Andrew Collins</td>
</tr>
<tr>
<td>Target date:</td>
<td>3rd October 2014</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Kevin Lake</td>
</tr>
<tr>
<td>Type:</td>
<td>06 Minor Dwellings 1-9 site less than 1ha</td>
</tr>
</tbody>
</table>
The site is located to the south of Milford Road, 75m east of the intersection with Chelston Avenue. It takes access off a small, crescent-shaped access road which has two access points onto Milford Road, and which frames a small open grassed area. The site is occupied by the Milford Inn pub, which includes a skittle alley. To the south of the site is a parking area with a block of garages, and allotment gardens. To east and west of the site are dwellings ranging from flats to semi-detached houses. Immediately to the east are three new dwellings, built pursuant to application 08/04366/FUL.

Planning permission was granted for the demolition of the existing pub and outbuilding and the erection of a two-and-a-half-storey building comprising of 13 no. two-bedroom flats, ref 07/04381/FUL and this was renewed under application 11/00020/FUL.

Planning permission is now sought for the conversion of the main building of the public house into 6 flats and the demolition of the existing skittle alley and the erection of 3, 1 bed units.

Access to the rear is to be retained and the existing pub garden be used for the provision of 6 parking spaces and amenity space. A further 5 spaces are shown at the front of the property.
HISTORY
11/00020/FUL: Application for a new planning permission to replace extant permission 07/04381/FUL dated 11/1/2008 for the demolition of existing pub and outbuilding and erection of a 2 and half storey building comprising of 13 no two bedroom flats: Application permitted with conditions: 17/08/11

07/04381/FUL: Demolition of existing pub and outbuilding and erection of a 2 and half storey building comprising of 13 no two bedroom flats: Conditionally Approved: 11th January 2008.

The erection of the public house was approved in 1949. Approval was granted for the skittle alley in 1954.

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:

South Somerset Local Plan (adopted April 2006):
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
MS1 - Local Shopping and Services
HG4 - Housing Densities
TP7 - Residential Parking Provision
CR2 - Provision of Outdoor Playing Space
CR3 - Offsite Provision

National Guidance
National Planning Policy Framework
Chapter 1 - Building a Strong Competitive Economy
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 8 - High Quality Homes
Goal 9 - A Balanced housing Market
Goal 11 - Environment
CONSULTATIONS
Environmental Protection - Has no comments to make.

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

Bodies consulted:
Highways Authority (Somerset CC)
SSDC Sports, Art and Leisure

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

CONSIDERATIONS
The key matters to consider in this case are:
- The site is located within the development boundary where the local plan states development is acceptable in principle.
- Full planning permission has been granted in 2008 and renewed in 2011 for the demolition of the existing pub and outbuilding and the erection of a two-and-a-half-storey building comprising of 13 no. two-bedroom flats, ref 07/04381/FUL, 11/00020/FUL. However the most recent application will shortly expire.
- The loss of the public house
- The design and height of the extension to the rear
- Density, scale and massing of the extension
- Residential Amenity to neighbours and future occupiers of the flats
- Parking

RECOMMENDATION
The views of Yeovil Town Council are invited.


<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Co-operative Retail Services Ltd 72 Stiby Road Yeovil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward :</td>
<td>Yeovil (West)</td>
</tr>
<tr>
<td>Proposal :</td>
<td>The installation of 4 No. new bollards</td>
</tr>
<tr>
<td></td>
<td>(GR 354573/117074)</td>
</tr>
<tr>
<td>Recommending</td>
<td>Jane Green</td>
</tr>
<tr>
<td>Case Officer:</td>
<td></td>
</tr>
<tr>
<td>Target date :</td>
<td>6th October 2014</td>
</tr>
<tr>
<td>Applicant :</td>
<td>The Co-operative Group</td>
</tr>
<tr>
<td>Type : 09</td>
<td>Minor Retail less than 1,000 sq.m or 1ha</td>
</tr>
</tbody>
</table>
SITE DESCRIPTION AND PROPOSAL

The property is a large ground floor retail unit currently occupied by Co-operative Retail Services located on the crossroads junction where Coronation Avenue and Westfield Road meets with Stiby Road. Neighbouring property types include a small row of retail shops and residential properties.

The proposal seeks permission for the installation of 4 No. new bollards at the front of the store to extend a row of existing bollards. They will be matt traffic grey in colour and are intended to protect the front of the store. They will measure approximately 1 metre in height. This forms part of a general overhaul of the site which includes redecoration of exterior surfaces.

HISTORY
The site has a varied planning history with the most recent being:

14/02842/PD - Alterations
14/01479/ADV - The display of 2 No. non-illuminated car park signs and 1 No. non illuminated wall mounted sign - permitted with conditions 29.07.14
09/04234/PD - Community notice board
07/05451/PREAPP - Relocation of customer parking
07/02178/ADV - The display of two internally illuminated projecting sign and two non-illuminated car park signs - permitted with conditions 20.06.07
02/03311/FUL - The erection of an external storage cage - permitted with conditions 25.02.03
02/03002/FUL - The installation of a 1 metre diameter satellite dish for connection to ATM - permitted 08.01.03
02/01009/ADV - The installation of an internally illuminated projecting sign - permitted with conditions 30.04.02
02/01011/FUL - The installation of an ATM machine - permitted with conditions 02.05.02
02/00657/ADV - The display of two internally illuminated fascia signs and one internally illuminated projecting sign and two non-illuminated acrylic signs - permitted with conditions 04.04.02

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)

South Somerset District Council's Supplementary Planning Guidance - The Design of Shopfronts Signs and Security Measures

National Planning Policy Framework (March 2012):  
Chapter 7 (Requiring Good Design) - paragraph 67

CONSULTATIONS
SCC Highways - Awaiting response
Yeovil Town Council - Observations sought

REPRESENTATIONS
A site notice was displayed, at the time of writing this report no representations were received.

CONSIDERATIONS
The main consideration on this application is:

The impact of the proposed bollards and their appearance on the streetscene and overall character of the area

RECOMMENDATION
The views of the Town Council are invited.
**PLANNING DECISIONS**

14/00561/FUL  Proposed additional storey to existing building to contain 5 no new residential apartments, creation of garages on ground floor, new bin store, cycle storage and external cladding and fenestration changes (GR 355711/116143) at Court Ash House, Court Ash, Yeovil, BA20 1HG
Applicant: Energy Drop Zone Ltd

**APPROVAL subject to conditions**

14/01288/R13  The carrying out of internal and external alterations to form a gallery/café/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) at 80 South street, Yeovil BA20 1QH
Applicant: South Somerset District Council

**APPROVAL subject to conditions**

14/01466/FUL  The erection of a front entrance porch to dwellinghouse (GR 356254/116395) at 66 Southville, Yeovil BA21 4JF
Applicant: Mr Mark Threlfall

**APPROVAL subject to conditions**

14/01479/ADV  The display of 2 no non illuminated car park signs and 1 no non illuminated wall mounted sign (GR 354573/117074) at Co-operative Retail Services Ltd, 72 Stiby Road, Yeovil BA21 3EG
Applicant: Co-operative Group Building

**APPROVAL subject to conditions**

14/01822/FUL  The change of use of ground floor to a mixed use of A1 (shop) and A3 (café), new shopfront and canopy (GR 355750/115987) at 13 Middle Street, Yeovil BA20 1LE
Applicant: Costa Ltd

**APPROVAL subject to conditions**
14/02034/FUL  The retention of a temporary Elliott unit (GR 356570/116487) at Pen Mill County Infant School, St Michael’s Avenue, Yeovil BA21 4LD
Applicant: Pen Mill Infant and Nursery Academy

APPROVAL subject to conditions

14/02100/LBC  The carrying out of internal and external alterations to convert existing integral garage into a habitable room (GR 353870/115965)
Applicant: Mr Chambler

APPROVAL subject to conditions

14/02137/ADV  The display of 1 no non illuminated set of letters on side of building and 7 no non illuminated free standing pole mounted signs (GR 355293/116759) at Yeovil College, Mudford Road, Yeovil BA21 4DR
Applicant: Yeovil College

APPROVAL subject to conditions

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) at Bucklers Mead School, Yeovil BA21 4NH
Applicant: Bucklers Mead School

APPROVAL subject to conditions

14/02238/ADV  The display of an internally illuminated fascia sign and the repositioning of internally illuminated projecting sign (Retrospective) (GR 356159/116020) at Raj Cuisine, 110 Middle Street, Yeovil BA201NE
Applicant: Mr Hamid Mustafa

APPROVAL subject to conditions

14/02286/FUL  Relocation of entrance door (Retrospective Application) (GR 354565/114713) at Key Store 57-59 West Coker Road, Yeovil BA20 2LZ
Applicant: Yeovil Key Stores

APPROVAL subject to conditions
14/02287/ADV  The display of various signs (Retrospective Application) (GR 354565/114713) at Key Store 57-59 West Coker Road, Yeovil BA20 2LZ
Applicant: Yeovil Key Store

**APPROVAL** subject to conditions

14/02471/FUL  Alterations and refurbishment of building including replacement roof, replacement windows, over cladding of external walls, new ramp and entrance, and the change of use from storage area (Use Class B8) to archive/exhibition area (Use Class D1) (GR 354315/115530)
Applicant: AugustaWestland

**APPROVAL** subject to conditions

14/02627/FUL  The erection of a replacement garage (GR 355089/115966) at 6 Hallet Gardens, Yeovil BA20 1BH
Applicant: Mr Carey Guy

**APPROVAL** subject to conditions

14/02705/FUL  The change of use of premises to a mixed use including dwellinghouse and dog grooming salon and the formation of a new vehicular access and hardstanding (Part Retrospective ) (GR 354059/116852)
Applicant: Mrs Samantha Gibbs

**REFUSAL**

14/02776/FUL  The erection of a front entrance porch and single storey rear extension to dwellinghouse (GR 355668/116541) at 40 Mitchelmore Road, Yeovil BA21 4BA
Applicant: Mr & Mrs Jeff Hurt

**APPROVAL** subject to conditions

14/02815/COU  The change of use of land to provide an extension to residential garden (GR 357177/116827)
Applicant: Mrs Marie Jean Rice

**REFUSAL**
Alterations, the erection of a detached double garage and the formation of a wider access (GR 354371/114655) at 66 West Coker Road, Yeovil BA20 2JA

Applicant: Mr Derek Redman

APPROVAL subject to conditions

Note:
Highlighted Planning Decisions:
Decision of District Council differs from Yeovil Town Council Recommendation.
<table>
<thead>
<tr>
<th>APPLICATION NO.</th>
<th>LOCATION</th>
<th>PROPOSAL</th>
<th>OBJECTIONS</th>
<th>CONSIDERATIONS</th>
</tr>
</thead>
</table>
| 14/03431/ADV   | Yeovil Athletic Club, Pickett Lane, Yeovil | The display of 3 No. wall mounted advertisements | None at time of writing | - 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? |
| 14/03464/ADV   | Petters House, Petters Way, Yeovil | The display of 3 No. wall mounted signs | None at the time of writing | - 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? |
1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall.
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.
   If YES, you are required to provide for:
   - Subsidence
     A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.
   - Other structural damage (e.g. drains, walls and hard surfaces)
     Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)
Are you providing separate information (e.g. an additional schedule of work for Question 7)?

Yes No
8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:
   - [ ] Yes    [ ] No
   - If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Legally damaged property** - e.g. subsidence or damage to drains or drives.
   - [ ] Yes    [ ] No
   - If YES, you are required to provide for:
     - **Subsidence**
       - A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.
     - **Other structural damage** (e.g. drains, walls and hard surfaces)
     - Written technical evidence from an appropriate expert, including description of damage and possible solutions.

**Documents and plans (for any tree)**
Are you providing separate information (e.g. an additional schedule of work for Question 7)?
   - [ ] Yes    [ ] No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc. in support of your application. If they are being provided separately from this form, please detail how they are being submitted.