

**PLANNING APPLICATIONS WITHIN THE PARISH OF BRYMPTON
YEAR COMMENCING 1ST JANUARY 2007**

07/00019/FUL – the erection of an agricultural building
Outbuildings at Axes Close Farm, Chilthorne Domer

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00112/FUL - the erection of a replacement conservatory to rear of dwellinghouse
(GR353238/116923)

54 The Toose

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00215/FUL - the erection of an attached dwellinghouse (GR 352558/116448)

Land adjoining 72 Bond Street

RECOMMENDATION: Approval, but please ensure that the Highway
Authority approve the parking arrangements.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00221/FUL - the erection of a high bay warehouse together with extension to
service yard and delivery dock (GR 352320/117045)

Plot 4, Lufton 2000, Lufton Way

RECOMMENDATION: REFUSAL

1. Visual impact - The proposal, by reason of its size, scale and design, is contrary to the aims and objectives of policy ST5 of the South Somerset Local Plan.
2. This warehouse would totally dominate the area -the west end elevation is 25 metres high from ground level due to the slope of the land.
- 3 . Car parking is insufficient. Existing car park has a maximum of 60 spaces plus 15 for new extension, total 75 - which is 21 less than the applicant claims will be available. In addition, there are concerns over the availability of turning space for HGVs on this site - HGVs should not use the estate roads for turning.
4. The possibility of additional employment is not a planning consideration and should not be used as a reason for approval. The Parish Council believes there is over-emphasis on the employment figures which are given as "potential over the coming years".

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00224/FUL - the erection of a front entrance porch to dwellinghouse
(GR353120/117112)

48 Arlington Close

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITION

07/00253/FUL - demolition of single storey structure and the erection of a single
storey extension to dwellinghouse and a garage with self contained annexe on the
first floor (GR 352608/117683)

Thorne Lodge, Thorne Coffin

Recommendation: REFUSAL - However, should the application be withdrawn and re-submitted as two separate applications, the Parish Council would recommend the following:

Proposed extension to dwellinghouse - APPROVAL, subject to use of appropriate materials

Garage with self contained annexe on the first floor - REFUSAL - The Parish Council does not have a problem with the proposed demolition of the existing double garage and replacing with a new, slightly larger one, because the existing building is of poor design/quality. However, the proposals for the replacement are:

a) Totally out of keeping in design for the area, specifically the height of the building is significantly increased from that of the existing and the dormer windows are over-large.

b) Undefined purpose - no explanation has been given as to the purpose or proposed occupancy arrangements for this accommodation - it would be wholly inappropriate for it to be used as a separate dwelling.

c) Inappropriate materials. The materials proposed are shown as waney edge boarding, this is not appropriate at this location and natural stone should be used here as this is within a Conservation Area.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00349/FUL - erection of a conservatory to rear of dwellinghouse (GR 353552/116907)

8 West Coombe

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00446/FUL - the erection of a two storey extension to rear of dwellinghouse (GR 353442/116493)

7 Lime Kiln

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00642/COU - the change of use of Unit 1 from a vehicle repair workshop to family/young persons drop-in centre and the erection of a toilet extension to units 2 & 3 (GR 353467/116690)

Units 1, 2 and 3 Abbey Trading Estate, Stourton Way

RECOMMENDATION: Reluctantly the Parish Council must recommend REFUSAL of this application as it does not have sufficient information to enable a proper decision to be considered. The principle of providing somewhere for young people to meet is sound but concerns raised are as follows:

(a) Proposed access to 18 Acre Lane –

(i) 18 Acre Lane is a dark, gloomy lane which is not user friendly; and

(ii) There are concerns over the impact on neighbouring houses if this entrance is used.

(b) There is no mention of operating hours on the application - it is quite possible that noise could affect neighbouring properties if there is no condition on opening hours or noise.

(c) The views of the Police are essential on this application as the site is in the middle of a trading estate with potential for security/crime and disorder problems or vandalism.

DECISION BY SSDC: REFUSED

07/00694/FUL – use of land as a car park to separate vehicular traffic from pedestrians (retrospective application)(GR351946/117016)

Lufton Manor College, Lufton

RECOMMENDATION:

Approve – however what is the justification for such a large red-lined area on the drawing no. PMCS/405/01.

DECISION BY SSDC: REFUSED

07/00840/R3C - CREATION OF A TEMPORARY CONTRACTOR'S ACCESS AT PRESTON C OF E VC PRIMARY SCHOOL, THE TOOSE (GR 353348/117011)

RECOMMENDATION: Approval, subject to conditions regarding tree/hedge reinstatement and proper measures to deal with traffic. When the hedge is replaced this should be done with suitably mature hedging and the Council would like to see the visibility splay maintained.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/00881/FUL – the erection of a first floor extension above existing double garage to form annexe to dwellinghouse (GR352208/116615)

6 Buller Avenue

RECOMMENDATION: Refusal - proposal will be intrusive and overbearing on neighbouring property, proposed veranda will overlook neighbouring property. If approval is granted the Parish Council would recommend that a condition tying the annexe to the property be included and also that the veranda is removed.

DECISION BY SSDC: REFUSED

07/00950/FUL – the erection of a conservatory to the rear of dwellinghouse (GR 353059/117458)

45 Biddlesden Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01081/FUL – the demolition of existing garage and the erection of a two storey extension to dwellinghouse (GR353655/116739)

1 Barlynch Court

RECOMMENDATION: Refusal for the following reasons:

- (a) Overdevelopment of site,
- (b) Loss of parking (property is on corner and no available on street parking),
- (c) Impact of building up to the boundary on street scene,
- (d) Reduction of current levels of visibility at the junction.

- on 25th March this decision was rescinded; -

07/01081/FUL – the demolition of existing garage and the erection of a two storey extension to dwellinghouse (GR353655/116739) – **AMENDED PLANS, 1 Barlynch Court**

RECOMMENDATION: Approval, could some architectural design be added to offset the slab appearance to the side wall?

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01174/FUL – the erection of vehicle wash bay enclosure for manual jet washing of returned rental vehicles (Revised Proposal) (GR352358/116748)

Yard K, Lufton Way

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01183/COU – the change of use of premises from business (Use Class B1) to martial arts studio and gymnastics centre (Use Class D2)(GR 352828/116609)

Unit 2 Termare Close

RECOMMENDATION: Approval, although there are concerns over parking.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01199/CPO – Application to vary condition 2 of 98/02545/CPO to allow alteration of site layout and installation of trommel screen

YPH Waste Management Ltd, Artillery Road (GR 352318/116837)

RECOMMENDATION: Approval - however due to the impact of noise on surrounding property the Parish Council would wish a condition applied for the hours of usage - it believes 8a.m. - 6p.m. is appropriate.

APPLICATION WITHDRAWN

07/01280/FUL – the erection of 3 no. attached industrial units with mezzanine office space over (GR352167/116942)

Plot 20 George Smith Way, Houndstone Business Park

RECOMMENDATION: Approve, subject to a condition that cycle parking should be covered and secure.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01350/FUL – the erection of an extension to form a supporters bar (GR 352740/116887)

Yeovil Town Football Club, Huish Park

RECOMMENDATION: **Approval**, subject to a condition that, in order to facilitate pedestrian movement, a contribution should be sought towards the installation of a pedestrian crossing adjacent to the Audi garage.

APPLICATION WITHDRAWN

07/01354/FUL – the erection of a 1.8m high boundary fence (GR 353258/116951)

60 The Toose

RECOMMENDATION: Refuse - for the following reasons:

- (a) Proposal will destroy the open aspect;
- (b) Proposal is out of keeping with the street scene,
- (c) Proposal will also set a precedent for other properties on the estate to erect 6' fences to front/side of properties.

On 25th April this application was reviewed again - with the following decision:

RECOMMENDATION: **Refusal**, the amendments do not address any of the original objections, namely:

- (a) Proposal will destroy the open aspect;

- (b) Proposal is out of keeping with the street scene,
- (c) Proposal will also set a precedent for other properties on the estate to erect 6' fences to front/side of properties.
- (d) A hedge would not require planning permission

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01380/FUL – the erection of a detached garage with pitched roof
31 Trellech Court

RECOMMENDATION: Approve

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/014122/ADV - erection of an internally illuminated advertisement display panel
(GR352957/116419)

Car Park, Houndstone Retail Park, Western Avenue

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01424/FUL – erection of two storey extension to side of dwellinghouse together
with front porch (GR352436/116451)

82 Bond Street

RECOMMENDATION: **Approval**, there are concerns over the nearby tree –
please ensure it is fully protected during building works.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01454/FUL – demolition of existing buildings and the erection of 6 buildings to
form 42 no. units comprising B1 Offices, B1/2/8 light Industrial and B8 Trade Counter
(GR 352861/117249)

Former Yoplait Dairy Crest Site, Copse Road

RECOMMENDATION: Reluctantly the Parish Council must recommend **REFUSAL**
of this application. Appendix D of the Transport Assessment as prepared by White
Young Green refers to the “assumed” provision of a roundabout at the junction of
Western Avenue and Copse Road. The plans submitted by the applicant do not
show this roundabout. The Parish Council is, therefore, unable to assess the
relationship between the roundabout and the proposed development.

Should this application be recommended for Approval by the Planning Authority, the
Parish Council wish the following comments to be noted:

(a) There are concerns that, due to the uncertainty of future occupiers of the units,
on-site parking provision may be inadequate. This could in turn lead to possible on
street parking in adjoining highways with associated highway safety problems
(especially in Copse Road as has been previously experienced). The increase in
traffic that is being generated by development of employment land in this area will
exacerbate this problem. In order to deal with this issue it is recommended that the
developer be required to fund a Traffic Regulation Order for the implementation of
double yellow lines at appropriate locations.

(b) The ground behind the factory building was for years an exceedingly large spoil
heap of soil. In recent years, rather than haul the enormous quantity of soil away,
the soil was spread over the site, resulting in the level of the ground being artificially
raised by approximately 2 metres. The ground level is now considerably higher than
the country lane that it abuts on the northern boundary. The Council believes that
the levels on the site should be reduced to the original natural level of Thorne Lane,

to reduce visual disharmony as any proposed structure will dominate the proposed merging of industry with countryside.

(c) With regard to the tree survey, much stronger justification is needed for removal of trees; these are unlikely to pose a risk to public safety.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01475/FUL – The installation of mezzanine floor as offices, refurbish existing ground floor offices, the installation of new windows and the formation of parking spaces (GR352779/116615)

4 Edward Close

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01497/FUL- erection of a new warehouse extension complete with additional service yard (GR 352320/117045)

Plot 4 Lufton 2000, Lufton Way

The Parish Council feels very strongly that its previous recommendations for developments at this site, which were all very carefully considered, have been totally ignored. In addition, there is concern that this site has been the subject of an apparent 'development by stealth' with little or no indication of a proper development strategy.

The previous comments are repeated

RECOMMENDATION: REFUSAL

1. Visual impact - The proposal, by reason of its size, scale and design, is contrary to the aims and objectives of policy ST5 of the South Somerset Local Plan.
2. This warehouse would totally dominate the area -the west end elevation is 25 metres high from ground level due to the slope of the land.
- 3 . Car parking is insufficient. In addition, there are concerns over the availability of turning space for HGVs on this site - HGVs should not use the estate roads for turning.
4. Lack of a proper Travel Plan.
5. The possibility of additional employment is not a planning consideration and should not be used as a reason for approval. The Parish Council believes there is over-emphasis on the employment figures.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01499/FUL – single storey extension to rear including conversion of car-port to garage (GR352686/116451)

25 Hawks Rise

RECOMMENDATION: Refusal, this is over-development and an unacceptable loss of parking provision that could set a precedent that cannot be sustained through the development.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01553/FUL – the erection of a conservatory to rear of dwellinghouse (GR352491/116269)

44 Heather Way

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01571/FUL – the replacement of wooden chalets with temporary buildings
(GR351992/117057)

Lufton College, Lufton

RECOMMENDATION: APPROVAL for temporary permission (maximum 5 years),
subject to appropriate landscaping condition

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01728/FUL – erection of 1 no. dwelling house (GR 352644/115977)

Land rear of Fox Cottage, 14 Alvington Lane

RECOMMENDATION: Refusal, for the following reasons:

- (a) Significant change of the street scene.
- (b) Lack of vehicular turning space within the site.
- (c) Detrimental effect on the local environment.

DECISION BY SSDC: REFUSED

07/01865/ADV – erection of 1 no. internally illuminated pole mounted box sign
(GR352358/116748)

Hertz, Lufton Way

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01872/REM – the erection of 24 no. residential dwellings with associated parking
and garaging (GR352673/116058)

Golden Acres Nursery, Alvington Lane

RECOMMENDATION: APPROVAL, subject to the following conditions:

1. Natural stone should be used - the building materials proposed (brickwork & rendering), do not respect the existing village scene.
2. A financial contribution is required towards pedestrian crossings at Bunford Lane and Bluebell Road.
3. The proposed turning access from Alvington Lane into the site requires improvement.

The Council would ask that the concerns listed below are taken into account when considering all developments proposed for this area:

- (a) The narrowness of the lane will not accommodate such an increase in traffic.
- (b) Highway priority at the junction of Alvington Lane with Lupin Way should revert to the original so that Alvington Lane takes priority over Lupin Way.
- (c) Trees on both sides of this lane need preserving.

DECISION BY SSDC: REFUSED

07/01936/FUL – erection of a detached garage (GR353019/116776)

1 Malmesbury Way

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/01972/FUL – the erection of a conservatory to rear of dwellinghouse
(GR352381/116244)

52 Heather Way

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02003/FUL – the erection of a conservatory to rear of dwelling (GR352359/116230)

56 Heather Way

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02095/FUL – erection of a two storey side extension to dwellinghouse (GR 353489/117236)

9 Thorne Gardens

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02106/ADV – the display of an internally illuminated monolith sign, 1 no. internally illuminated flex face sign, 1 no. internally illuminated entrance sign and various non illuminated signs (GR 352925/116041)

Premier Travel Inn, Alvington Lane

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02165/FUL – erection of a single storey rear extension to dwelling (GR 353609/117488)

47 Tintagel Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02194/FUL – demolition of existing garage and the erection of a two storey and single storey extension to dwellinghouse (GR 353597/117535)
11 Tintagel Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02409/FUL – Alterations to form 2 new offices including the formation of 2 new windows (GR 352348/117156)

Unit 1, 7 Oak Way, Lufton 2000

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02503//FUL – installation of an air conditioning unit within a secure cage (GR 352954/116527)

Currys Superstore, Unit 6 Western Avenue

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02769/TPO – application to fell 7 no. trees and carry out tree surgery works to 7 no. trees all within Group 1 of South Somerset District Council (Brympton 4) Tree Preservation Order 1997

8/9/10 Brigadier Close

RECOMMENDATION: This application should be invalidated as it does not comply with requirements. The guidance note specifically states that the application form must include exact specifications for the proposed works to be carried out, e.g. the %

of crown thinning, branch reduction in metres or the height of crown lift in metres. This information has not been supplied.

Should the application be allowed to proceed the Parish Council RECOMMEND REFUSAL as the proposed works would result in the loss of a valuable community amenity and valuable natural habitat.

From Minutes of 25th July - 07/02769/TPO – further details on this application had been received from Mr F Jones, Council Arborist, who advised that he now intended to approve the application. After consideration of his comments it was AGREED that Mr Jones be thanked for taking the Council's view into account and advised that the Council would now support the application.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/02807/FUL – Reconfiguration and extension of mezzanine floor for retail and storage purposes (GR 352904/116435)

Unit 2 Mead Avenue

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03028/FUL – erection of conservatory (GR 352375/116113)

10 Celandine Road

RECOMMENDATION: REFUSE – overdevelopment of the site.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03442/FUL – the erection of a detached garage/garden store to serve barn conversion (renewal)(GR351337117351)

Lufton Byre, Balls Hill

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03447/FUL – erection of PVCU conservatory (GR 353522/117051)

20 ACER DRIVE

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03456/FUL – erection of conservatory to rear of property (GR 352628/116134)

10 Wisteria Close

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03537/FUL – erection of 1 bedroom annexe (GR 353898/116910)

140 Monks Dale

RECOMMENDATION: The Parish Council is concerned that this could be sold as a separate dwelling in the future. It is prepared to recommend APPROVAL subject to a legal agreement that the annexe MUST be tied to 140 Monks Dale. If no legal agreement can be made then the Parish Council recommend REFUSAL.

APPLICATION WITHDRAWN

07/03550/FUL – erection of detached garage and self-contained annexe (GR352608/117683)

Thorne Lodge, Thorne

RECOMMENDATION: Refusal –

(a) Inappropriate materials – Proposed weather boarding is less acceptable than the waney edge boarding previously approved. Natural stone should be used here as this site is within a Conservation Area.

(b) There must be a legal tie to the house so that it cannot be sold as a separate dwelling.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03610/FUL – use of land as a car park to separate vehicular traffic from pedestrians (retrospective application)(GR351946/117016)

Lufton Manor College, Lufton

RECOMMENDATION: Refusal - The Parish Council notes the reasons for refusal of the previous application and this retrospective application does not address these. Should it be decided to approve the application any surfacing materials would have to be in keeping with a listed building.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03760/FUL – the erection of a two storey side extension to dwellinghouse comprising dining room and bedroom (GR 352528/116551)

44 Buckle Place

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03765/FUL – the erection of a three storey office block and the provision of associated parking facilities (Renewal) (GR352470/117081)

Land At Boundary Way, Lufton Way

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03793/FUL – the erection of a 5m high column for security cameras and lighting (GR 352730/116790)

Plot 28B Mead Avenue, Houndstone Business Park

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03794/FUL – the erection of a replacement conservatory (GR353464/117513)

99 Thorne Lane

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03826/FUL – the erection of a conservatory (GR 353023/116706)

2 Great Corner

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03916/FUL – the erection of a conservatory (GR 353793/117220)

1 Percivale Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/03967/FUL – erection of a dwelling house (re-submission) (GR352644/115977)

Land at rear of Fox Cottage, 14 Alvington Lane

RECOMMENDATION: Refusal – there are concerns over the streetscene, access arrangements, the environmental impact and the impact on the listed building. Two specific points being that losing half of the garden of a listed building does not respect its setting and due to the constraints of the site the Parish Council foresee that cars from the property would use the lane for parking.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04104/FUL – the erection of a multi-franchise vehicle showroom, offices, store, workshops, and all external and other associated works (GR352444/116709)

Plots 2 & 3 Challenger Way, Houndstone Business Park

RECOMMENDATION: Refusal – there are serious concerns over the traffic movements; the Council does not believe that the 60 traffic movements a day, excluding staff, as stated in the application, are realistic for a multi-franchise. It is also considered that the on-site transporter capacity is inadequate.

Should this application be approved the Parish Council request the following conditions:

1. A Traffic Regulation Order be made so that cars may not park along Lufton Way;
2. A contribution should be made towards a pedestrian crossing for Lufton Way'
3. Any security or advertising lighting must be approved by condition to alleviate its effect on neighbouring residents.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04171/COU – change of use of premises from retail unit (use class A1) to coffee shop (use class A3) (GR 353411/116920)

Unit 6 The Forum

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

04/04181/TPO – application to carry out tree surgery works to two Poplars shown as being T.36 and T.37 of the South Somerset District Council (Brympton No. 3) TPO 2000 (GR 352588/116689)

Andrew Symms Garage, Mead Avenue

RECOMMENDATION: Approve

DECISION BY SSDC: APPROVED

07/04274/TPO – application to fell an ash tree shown as being within group G1 of the Tree Preservation Order South Somerset District Council (Brympton No. 4) 1997 (GR 352385/116340)

14 Brigadier Close

RECOMMENDATION: Refusal, unless the Council Arborist confirms that the tree is unsafe, in which case the Council will approve the application.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04283/FUL – extension above existing double garage to provide additional living accommodation for primary carer and her family (GR352208/116615)

6 Buller Avenue

RECOMMENDATION: REFUSAL – veranda is not in keeping and the slab fronted roof design is overbearing. If approval is granted the Parish council would recommend that a condition typing the annexe to the property be included, that the veranda be removed and the roof returned to the design as per application no.

07/00881/FUL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04369/TPO – application to fell and carry out tree surgery work to various trees shown as being within group G.1 of the SSDC (Brympton No. 4) Tree Preservation Order 1997 (GR352369/116347)

12 Brigadier Close

RECOMMENDATION: APPROVED, provided that the works are carried out strictly in accordance with the application

DECISION BY SSDC: APPROVED WITH CONDITION

07/04380/FUL – the erection of a single storey timber framed all weather garden, with a liquid membrane roof finish (GR 353355/116957)

The Arrow, The Forum

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITION

07/04429/FUL – installation of heat pump with associated base indicating and security fencing (GR352971/116556)

MFI, Unit 7 Western

Avenue

RECOMMENDATION: APPROVED WITH CONDITIONS

DECISION BY SSDC: APPROVED WITH CONDITION

07/04514/FUL - The erection of a one bedroom annexe (GR 353898/116910)

140 Monks Dale

RECOMMENDATION: REFUSE – this appears to be a separate dwelling with separate access and amenities, not a short-term solution. Should the application be approved there should be a legal agreement that the annexe MUST be tied to 140 Monks Dale

07/04542/TPO – application to carry out tree surgery works to 5 no. English oak trees and 1 no. lime tree shown as being within Group G.1 of the Somerset County Council (Brympton no. 1) Tree Preservation Order 1981 (GR 352053/116887)

Plot 22 George Smith Way

RECOMMENDATION: APPPROVAL – subject to a maximum of 20%.

DECISION BY SSDC: APPROVED

07/04503/FUL – alterations and extension to include a conservatory (GR 353578/117464)

63 Tintagel Road

RECOMMENDATION: APPROVAL

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04508/ADV – the display of 1 no. non-illuminated fascia sign and part replacement of signage to existing free standing gantry sign (GR 352971/116556)
MFI , Unit 7, Western Avenue

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04514/FUL - The erection of a one bedroom annexe (GR 353898/116910)
140 Monks Dale

RECOMMENDATION: REFUSE – this appears to be a separate dwelling with separate access and amenities, not a short-term solution. Should the application be approved there should be a legal agreement that the annexe **MUST** be tied to 140 Monks Dale

07/04524/FUL – to level front garden into 3 tiers and the erection of a 1m high boundary fence (GR 353687/116797)

5 Shelley Close

RECOMMENDATION: REFUSAL - wooden decking is out of keeping with neighbouring properties where wrought iron fencing. has been used. It is believed that a covenant exists on all properties in the area that front gardens must be kept level and unfenced.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04696/REM – the erection of 29 no., residential dwellings with associated parking and garaging (re-submission) (GR352673/116058)

Golden Acres Nursery, Alvington Lane

RECOMMENDATION: Approval, subject to

(a) Concerns over the finish of plot 6 – plots 6, 7 and 8 have a relationship with No. 2 Wisteria Close – would prefer to see no. 6 finished in stonework, as 7& 8, so that there are only two styles of finish in this row.

(b) Plot 10 – the only window, although at high level, faces a gable wall only 1 metre away. Could this building be turned through 180°?

(c) The flats over garages have poor natural light – would prefer to see dormer windows rather than skylights.

(d) It is noted that plots 2 and 3 have no rear access and will be unable to use refuse bins.

(d) Chimney finish should match dwellings and hamlet.

(e) The Council support the principle of joining the path and ask for appropriate staggered barriers.

AMENDED PLANS

Golden Acres Nursery, Alvington Lane

RECOMMENDATION: Previous comments apply except for comment that plots 2 and 3 have no rear access and will be unable to use refuse bins.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04750/TPO – application to carry out tree surgery works to 1 no. Lime tree shown within South Somerset District (Brympton No. 1) Tree Preservation Order 1997 (GR 352553/116511)

94 Buckle Place

RECOMMENDATION: The “work proposed” is not defined clearly enough. The Parish Council will APPROVE the application subject to a condition that the tree be trimmed back by 6ft all around the canopy only.

07/04814/ADV – the display of 3 no. externally illuminated wall mounted signs on front boundary wall (GR352988/116108)

Motivo, Bluebell Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/04828/FUL - erection of two storey side extension and porch (GR 352598/116449)

69 Bond Street

RECOMMENDATION: Approval, the Council ask that consideration be given to the planting of a replacement tree in an adjacent location

DECISION BY SSDC: APPROVED

07/04980/TOP – application to fell 2 oak trees and 1 beech tree shown as being within group G1 of the South Somerset District Council (Brympton No. 5) Tree Preservation Order 1999 (GR353680/117330)

Play area and open space, King Arthur Drive

RECOMMENDATION:

1. 2 oak trees – recommend REFUSAL. These oak trees must not be removed whilst investigation of an engineering solution is sought.
2. Beech tree - this tree, which had been young & healthy, has been severely damaged, during construction works, by a considerable amount of root removal and will not survive for long. As the original planning permission approved the removal of approximately 200 trees it is not acceptable for the developer to cause damage to the trees that remain and should be made aware of this. The Parish Council recommends APPROVAL of removal of the beech tree & also recommends that the developer be asked for a replacement tree of a similar quality & ultimate size.

DECISION BY SSDC: FELLING OF 2 OAK TREES - REFUSED
FELLING OF BEECH TREE - APPROVED WITH

CONDITIONS

07/05035/FUL & 07/05036/LBC – the erection of a single storey outbuilding extension to create garden room/playroom and stable (GR352665/117584)

Brooke House, Thorne Coffin

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/05046/COU – the change of use of premises to motor repair workshop (GR 352237/116951)

Unit 10, Bofors Park, Artillery Road

RECOMMENDATION: Approval, subject to a condition that no vehicles are left outside overnight, but are stored within the compound.

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/05231/FUL – Change of use of land to vehicle rental use, the erection of a Portakabin and the provision of a washdown facility (GR352258/1168945)

Land at Junction with Bofers Park, Artillery Road

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/05329/FUL – relocation of existing air conditioning condenser unit and secure enclosure (GR 352954/116527)

Currys Superstore, Unit 6, Western Avenue

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/05379/FUL – the erection of 4 no. terraced dwellinghouses and the formation of a new lay-by to accommodate parking (GR 353868/117192)

Land adjoining 154 Larkhill Road – adjacent to parish

RECOMMENDATION: Refusal, for the following reasons:

- Over-development of site
- Loss of informal open space
- The properties will overlook existing properties
- Insufficient parking – there are concerns that residents would park on the side of the road, as well as in the parking spaces proposed, and as this site is on the brow of a hill there are serious safety issues.

07/05341/OUT – formation of road access and the development of land for B1 office and industrial use buildings (GR353075/115103)

Land South of the A3088 Western Relief Road

RECOMMENDATION: REFUSAL, for the following reasons:

The Parish Council is very concerned that the Planning Inspectors Report and instructions are not being adhered to regarding quality development of this special site. At various District Council meetings the Parish Council were given to understand that the Inspector's views would be paramount.

The Planning Inspector's Report included the following statement:

.....any large buildings in this area would be particularly visible from the adjacent roads.

This level of visibility, together with the high quality of the surrounding landscape, leads me to the view that these three fields are only suitable for buildings of a high quality situated in a carefully landscaped setting which preserves an overall semi rural appearance. A strategic business park would be capable of achieving this quality of development and of uplifting the appearance of the western approach to the town. In fact I consider that such a development would have the potential to improve the image of Yeovil on the western approach. On the other hand development for general employment use would be both more prominent and less attractive. Requirements for service yards, external storage compounds and other facilities would lead to such development having a more functional appearance and a larger scale. I do not consider that development of this type could be made to blend sensitively into the surrounding landscape."

The submitted indicative proposals show buildings of up to 4 storeys high at prominent locations. Although it is appreciated that the submitted layout and associated documents may not be relevant at this time this highly visible concept is very much against the views expressed by the Planning Inspector and should be discouraged at an early stage.

It is also perhaps worth noting that the Inspector's views indicated a need to preserve "an overall semi rural appearance" whereas the submitted application purports to achieve a "semi urban appearance".

The approved Planning Policy (ME/WECO/1) states "that the land is allocated for employment development to provide a high quality business park for uses within B1 of the Use Classes Order" .

It is now apparent that Class B1 incorporates 3 'sub-orders' namely,

- (a) Offices
- (b) Research and development, studios, laboratories, high technology
- (c) Light Industry

The planning application documentation argues that light industry is therefore acceptable at this site. It is perhaps regrettable that the situation was not made clearer in the Local Plan Policy although the use of the expression 'high quality business park' in the preamble should have given an indication. Also, the expression 'uses within B1 of the Use Classes Order' does not necessarily construe that all of the B1 uses are acceptable. The Parish Council's view is that, bearing in mind the history of this site, the inclusion of light industry should not be permitted here and should be strongly resisted.

The Parish Council is concerned that Community Involvement outcomes expressed in the Local Plan Policy are also being ignored.

The Parish Council feel that this outline application is being used as a "Trojan Horse" to lever in low standard employment types and buildings. The Highway element of this planning application is subsumed under the effort to alter the quality requirement of this site as specifically required by the Planning Inspector. These requirements should be strictly adhered to and not surrendered for short term gain. The Parish Council feel that the High Tech, High Quality element of this site has potential outside this Region and should be considered of Nationally Strategic Value if not possible international value if marketed properly.

07/05341/OUT – formation of road access and the development of land for B1 office and industrial use buildings (GR353075/115103)

Land South of the A3088 Western Relief Road - AMENDED PLANS

RECOMMENDATION: To be advised verbally at the meeting.

This Council is disappointed that, yet again, insufficient time has been given to consider a significant digression from a planning application currently under consideration and from recommendations arising out of the Public Inquiry. It is unacceptable that residents be left to live with poor planning decisions on the altar of meeting targets.

Initial views from County Highways would suggest that they are far from happy with the data used in the Traffic Assessment and the actual method of assessment itself. It would appear that insufficient account has been taken of traffic generated by the development and they foresee increased queuing. It would also appear that the Lysander Road roundabout is already operating at 94.8% capacity and any errors in the assessment will have significant impact.

Design figures would only appear to cater for growth to 2016 and this is seen as very short-sighted. We have had this scenario foisted on the Western side of Yeovil for many years and it is time that proper foresight is now given to this matter.

To recommend traffic light controls on Westland roundabout is a major digression and the figures given on the “back of a fag packet” are un-acceptable. The “peak time” waiting time will be lengthened considerably, why make the situation worse than it is currently?

There appears to be no allowance for turning right at the traffic lights whether approaching from the north or the south , which means vehicles will be sitting at the junction awaiting a gap in the traffic flow, hardly a safety gain. Traffic approaching from the south will actually be prohibited from turning right - this will cause problems with access to Westlands and Catnic and we are surprised that this 'local factor' does not seem to have been taken into account.

The original Transport Assessment on this development was for an enhanced roundabout and definitely no mention of traffic lights, this MUST be re-examined.

The parish council has always had concerns regarding traffic lights at the site entrance, along this very busy stretch of highway, this will create still further backing up of traffic.

In Conclusion

Brympton Parish Council does not accept that traffic lights help with the traffic flows, in practice the motorist always operates better when left to their “own devices”.

This proposal seems to “fly in the face “ of the Western Corridor Study for Yeovil and plans for the future.

We should not lose sight of the environmental impact of stationary cars in queues.

The Parish Council would therefore recommend refusal for the above reasons, in addition to the reasons for refusal previously given, which included the serious concern of the Parish Council that the Planning Inspectors Report and instructions are not being adhered to

07/05341/OUT – formation of road access and the development of land for B1 office and industrial use buildings (GR353075/115103)

Land South of the A3088 Western Relief Road (Amended plans)

RECOMMENDATION: REFUSAL

With regard to the amended plans:

Within planted area, to plant appropriate evergreen species to ensure year-round attenuation for light and noise within the site (e.g. security, lighting, etc.)

The Parish Council remains concerned about pedestrian access across the Western Relief link – there are serious doubts that people will only drive to work. The other changes made are welcome. However, previous comments still apply – it was AGREED to supply these comments in full to the Planning Officer.

07/05513/FUL – the erection of a two storey side extension to dwellinghouse (GR 352337/116489)

22 Roe Avenue

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS

07/05655/ADV – the display of various illuminated and non-illuminated signs (GR 352875/116410)

Homebase, Unit 1, Houndstone Park, Western Avenue

RECOMMENDATION: Approval

DECISION BY SSDC: APPROVED WITH CONDITIONS
