

**PLANNING APPLICATIONS WITHIN THE PARISH OF BRYMPTON
YEAR COMMENCING 1ST JANUARY 2008**

08/00005/FUL – demolition of garages and 1 no. dwelling and the erection of 14 no. dwellings and alterations to access (GR353976/116934) - **adjacent to parish
Land rear of 163 Larkhill Road**

RECOMMENDATION: **APPROVAL**, subject to:

- (a) the access needs improvement as there are concerns that the brick wall will substantially hinder visibility.
- (b) a contribution should be made towards safe access to a play area for younger children.
- (c) a contribution should be made for off-site play provision for older children.

Amended plans - April 2008

The Parish Council recommends approval of the amended plans, however:

1. The previous comments still apply:

- (a) the access needs improvement as there are concerns that the brick wall will substantially hinder visibility.
- (b) a contribution should be made towards safe access to a play area for younger children.
- (c) a contribution should be made for off-site play provision for older children.

2. There are now additional concerns:

- d) visibility onto Larkhill Road (especially if occupiers of the detached property choose to park on Larkhill Road). Are the Highway Authority happy with this?
- e) parking space provision shown between plots 6 and 7 involve double parking arrangements. Since provision is for 1.5 spaces per dwelling this double parking arrangement will be difficult to operate.

DECISION BY SSDC: **REFUSED**

08/00061/FUL – the erection of a lean-to conservatory to rear of dwellinghouse (GR353114/116836)

4 The Regents

RECOMMENDATION: **Approval**

DECISION BY SSDC: **APPROVED WITH CONDITIONS**

08/00114/FUL – the erection of a dwelling with parking spaces (GR353446/116646)

Land adjacent 16 Sleight Close

RECOMMENDATION: **Approval**

DECISION BY SSDC: **APPROVED WITH CONDITIONS**

08/00121/FUL – the erection of a conservatory (GR353432/116712)

24 Sleight Close

RECOMMENDATION: **Approval**

DECISION BY SSDC: **APPROVED WITH CONDITIONS**

08/00242/FUL – the construction of a cycleway/footpath and a footbridge for community use (GR 353644/117050)

Open space adjacent to Abbots Way

RECOMMENDATION: **Approval**

DECISION BY SSDC: APPROVED WITH CONDITION

08/00372/ADV – display of 1 no. internally illuminated fascia sign and replacement of 6 no. non-illuminated totem sign panels (GR 352875/116410)

Homebase Unit 1, Western Avenue

Recommendation: Application withdrawn 15th February 2008

08/00388/FUL – demolition of existing buildings and the erection of 46 no. B1 Offices, B1/B2/B8 Light Industrial and B8 Trade Counter Units (GR 352861/117249)

Former Yoplait Dairy Crest Site, Copse Road

Recommendation: Approval in principal but the design of the roundabout falls short in a number of key regards, specifically:

Northbound – off-set is too extreme and requires further land; and

Southbound – concerns over traffic interacting with traffic trying to leave

Stourton Way

SSDC - Approved with conditions

08/00434/FUL – the erection of a conservatory (GR 352704/116480)

36 Hawks Rise

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/00737/FUL – demolition of existing conservatory and the erection of a single storey extension and alterations to convert garage to living accommodation (GR 353039/116984)

10 Westminster

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/00765/FUL – the installation of new automatic entrance doors and glazing, two fire exits, a 'goods in' door and condenser compound with 2.4 m high palisade fencing (GR 352904/116435)

Comet Unit 2, Houndstone Retail Park, Western Avenue

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/00768/FUL – the erection of a conservatory to rear of dwelling (GR 353332/117447)

2 Stoneleigh Mews

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/00776/R3D - alterations to divide existing unit into 2 lettable units (GR 352762/116860)

Unit 18 Yeovil Small Business Centre, Memorial Road

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/00875/FUL – the erection of a replacement conservatory (GR 353652/117542)
237 Larkhill Road

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/00967/R3D – the installation of a new 15 metre high wind turbine to serve existing building (GR 352755/117307)

Bonsoir of London Ltd, Copse Road

RECOMMENDATION: APPROVAL of a temporary permission for three years in order that noise levels may be monitored.

SSDC - Approved with conditions

08/01008/ADV – the display of various internally and externally illuminated signs (GR 352965/116040)

The Airfield Tavern, Alvington Lane

RECOMMENDATION: Refusal for the following reasons:

- Proliferation of signs on Bluebell Way
- Signs are too large for size of building
- Traffic needs more legible directions

Amended plans

The omission of sign F facing onto the Alvington Lane access road does not materially change the Council's previous comments.

Brympton Parish Council recommends REFUSAL due to:

- a) Proliferation of signs
- b) Signs too large for size of building
- c) Confusing for traffic.

SSDC - Approved with conditions

08/01073/FUL – the erection of 4 no. terraced dwellinghouses and the formation of a new lay-by to accommodate parking (re-submission) (GR353868/117192)

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. As this site is on the brow of a hill there are serious safety issues.

08/01069/FUL – the erection of a conservatory (GR 352460/118278)

Shirley Lodge, Thorne

Recommendation: APPROVAL

SSDC - Approved with conditions

08/01165/FUL – the erection of a conservatory to rear of dwellinghouse (GR 353413/116568)

7 Broadleaze

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/01179/ADV – erection of a non-illuminated display board (GR 352702/117300)

Land north of Copse Road

Recommendation: APPROVAL
SSDC - Approved with conditions

08/01376/FUL – the erection of ground floor extensions to rear and front of dwelling
(GR 352039/115568)

Kitty Cottage, Brympton
RECOMMENDATION: Approval
SSDC - Approved with conditions

08/01406/FUL - The erection of 2 commercial units with access and parking (GR:
352180/117092)

Units A & B, Plot 15, Boundary Way
RECOMMENDATION: APPROVAL - subject to a condition for provision of cycle
racks
SSDC - Approved with conditions

08/01422/FUL – the erection of 2 commercial units with access and parking (GR
352180/117092)

Units C and D, Plot 15 Boundary Way
RECOMMENDATION: APPROVAL - subject to a condition for provision of cycle
racks
SSDC - Approved with conditions

08/01431/FUL - The erection of a two storey extension to dwelling (GR:
353333/116486)

16 Green Mead
RECOMMENDATION: Refusal for the following reasons:
Over development of the site and out of keeping with the surrounding area, contrary
to Local Plan policies SD5 and SD6
Loss of the parking area will result in on-street parking

08/01517/TPO – application to carry out tree surgery works to 3 no. oak trees all
shown within SSDC (Brympton No. 5) TPO 1999
(GR 353687/117215)

Former Chamberlain Phipps Factory, Larkhill Road
RECOMMENDATION: Approval
SSDC - Approved with conditions

08/01555/FUL – the erection of 4 houses with garages and parking (GR
352673/116058)

Golden Acres Nursery, Alvington Lane
RECOMMENDATION: Refusal due to access issues and potential on-street
parking problems:
The distance from the parking areas to front doors is quite a way and it is suspected
that on-street parking on Alvington Lane would occur. On-street parking would be in
the visibility splay and would create even more problems of access along Alvington
Lane. The narrow 5 metre wide estate road and any on-street parking would
seriously hinder traffic into the new estate – especially for refuse and emergency
vehicles.

08/01555/FUL - the erection of 4 houses with garages and parking (GR 352673/116058)

Golden Acres Nursery, Alvington Lane
2008)

AMENDED PLANS (Nov

RECOMMENDATION:

REFUSAL, for the following reasons:

Poor design

(a) There is every likelihood that on-street car parking will take place due to the distance from the parking areas to front doors. It is unlikely that this could be controlled by conditions.

(b) Garaging seems poor in terms of successful use by residents.

(c) Concerns over the pinch point in the lane - the other development taking place has to be taken into consideration and there are serious concerns over on street parking on this narrow lane.

(d) Where will waste bins be sited?

The Parish Council urges the developer to re-think the whole design

SSDC - APPROVED WITH CONDITIONS

08/02105/FUL – the erection of extensions to dwelling (GR 352563/116547)

47 Buckle Place

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/02029/FUL – the erection of a conservatory (GR 353457/117351)

37 Thorne Gardens

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/02063/FUL – the installation of a condenser unit (GR 353158/116143)

Asda Stores Ltd, Preston Road

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/02134/FUL – the installation of a fire exit door to front elevation of shop unit (GR 352904/116435)

Unit 2, Mead Avenue, Houndstone Business Park

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/02292/TPO – application to carry out tree surgery works to Holme oak shown as T4 of the (Brympton No 1) TPO 1986 and tree surgery works to 3 Macrocarpa within group G1 of the SSDC (Brympton No. 4) TPO 1969 (GR 352418/116302)

Court Lodge, Houndstone Court

RECOMMENDATION: APPROVAL, subject to very careful work being carried out to protect the longevity of the trees, not to brutalise them. The Council wishes to express concern that permission for this work was granted by SSDC 8 days prior to the close of the consultation period. It was AGREED that the Clerk would write to SSDC regarding this approval.

SSDC - Approved with conditions

08/02436/ADV - the display of 1 no. internally illuminated moulded letters and 1 no. internally illuminated moulded rounded
(GR 353158/116143)

Asda Stores Ltd, Preston Road

RECOMMENDATION: Approval

08/02486/FUL - the erection of a garden centre canopy (GR 352875/116410)

Homebase Unit, 1 Western Avenue

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/02602/FUL - the erection of a conservatory (GR 352762/116283)

6 Poppy Close

RECOMMENDATION: Approval

SSDC - Approved with conditions

08/02736/FUL - relocation of existing Elliott type demountable classroom block from Yeovil College to the small animal management complex at Lufton College (GR 351946/117016)

Lufton Manor College, Lufton

RECOMMENDATION: Refusal - the Council is unable to recommend approval as the application is incomplete. Question 19 would not appear to have been answered correctly. Question 21 has not been specifically answered - what are "normal college opening hours". There is no indication of the intended purpose of the building - the numbers of students/staff, traffic impact etc. Whilst it is appreciated that the existing buildings in the complex are of varied construction, the proximity of the proposed building to the existing Grade 2 Listed Building needs to be fully considered with regard to visual impact.

SSDC - APPROVED WITH CONDITIONS (INCLUDING TEMPORARY USE OF THE STRUCTURE FOR A PERIOD OF FIVE YEARS)

08/02923/FUL - alterations and the erection of extensions to dwellinghouse (GR 352480/116322)

5 Houndstone Corner, Preston Road

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/02936/FUL - the erection of a two storey side extension (GR 353029/116802)

35 Trellech Court

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/02961/FUL - the erection of a conservatory

1 Derwent Way

RECOMMENDATION: APPROVAL

SSDC - Approved with conditions

08/03140/FUL - Alterations and the erection of a two storey rear extension to dwellinghouse (GR 352656/116241)

37 Jasmine Close

RECOMMENDATION: **Approval**, although the Parish Council has concerns over this application, being:

Serious concerns over the loss of amenity to the adjacent property,;
Concerns over flooding, a condition would be required for a French drain to intercept surface drainage;
Window on side would require obscure glazing;
Concerns over car parking and the possibility of increased car parking near to the children's play area.

SSDC - APPROVED WITH CONDITIONS

08/03244/FUL - the erection of a single storey extension (GR 352616/116435)
8 Woodhenge

RECOMMENDATION: **Approval**
SSDC - APPROVED WITH CONDITIONS

08/03250/FUL - The erection of a conservatory to front of dwelling (GR 352039/115568)

Kittys Cottage, Brympton

RECOMMENDATION: **Approval**
APPLICATION WITHDRAWN

08/03339/FUL - the erection of a conservatory (GR 352614/116455)
12 Woodhenge

RECOMMENDATION: **Approval**
SSDC - APPROVED WITH CONDITIONS

08/03497/FUL - the erection of a two storey side extension and porch (GR 352237/116388)

3 Boundary Road

RECOMMENDATION: **Approval**
SSDC - APPROVED WITH CONDITIONS

08/03639/FUL - the erection of a conservatory (GR 353690/116790)
3 Shelley Close

RECOMMENDATION: **Approval**
SSDC - APPROVED WITH CONDITIONS

08/03634/COU - the change of use of premises from Use Class B1 (Light Industrial) to Use Class D2 (Assembly and Leisure as a Dance Studio)(GR 352350/116868)

4, 5 and 6 Artillery Road

RECOMMENDATION: **Approval**
SSDC - APPROVED WITH CONDITIONS

8/03756/FUL - the erection of a two storey office, development with associated car parking and cycle stores (GR352555/116872)

Wynford House, Lufton Way

RECOMMENDATION: **Approval**, subject to:

A condition to ensure the protection and safety of the trees on site.

The creation of a pedestrian access at the rear of the site - to give pedestrians easy access to local facilities at lunch time, etc.

SSDC - APPROVED WITH CONDITIONS

08/0379/FUL - the erection of a two storey extension to provide 3 no. additional bedrooms and day space (GR353465/116881)

West Abbey Nursing Home, Stourton Way

RECOMMENDATION: Approval

SSDC - APPROVED WITH CONDITIONS

08/04244/FUL - the demolition of existing petrol filling station, the erection of a replacement filling station, alterations to access road and the reconfiguration/alterations to car park (Revised Application) (GR 353158/116143) - adjacent to parish

Asda Stores Ltd, Preston Road

RECOMMENDATION: Approval, subject to the following conditions:

- (a) The bus area paving to be a different colour finish to that of the car park - bright red preferably - so that it is quite obvious that this is a no-parking area
- (b) A traffic regulation order is sought for a "no parking at any time" restriction on Bunford Lane to discourage vehicles stopping to drop off pedestrians by the new access from Bunford Lane into the site.

08/04252/FUL - the erection of a garage with bedroom/study over (GR 353684/116715)

16 Barlynch Court

RECOMMENDATION: Approval

SSDC - APPROVED WITH CONDITIONS

16 Barlynch Court

(amended plans)

RECOMMENDATION: APPROVAL

08/04357/FUL - the erection of 40 no. residential units with associated new roads, parking and drainage in addition to public open space, balancing pond and rebuilding existing barn (GR 352702/115960) SSDC Planning Officer Mr Noon will attend the meeting.

Alvington Farmhouse, 1 Alvington Lane

RECOMMENDATION: Approval, subject to the following conditions:

- (a) S.106 to be made for a contribution towards a toucan crossing on Bunford Lane immediately south of the Airfield Tavern;
- (b) Timber fencing to be erected at the rear of the site to suppress noise from the A3088;
- (c) A condition to prevent trees to being damaged by contractors lorries and works; this should be closely monitored during building works as these magnificent trees are a major community asset
- (d) It is appreciated that the conservation area must be protected but investigation should be carried out to see if it is possible for Alvington Lane to be widened a little more for safety reasons, without sacrificing any trees.

Alvington Farmhouse, 1 Alvington Lane

(amended plans)

The Council note the inclusion of highway within red line for the application and look forward to receiving the cross sections of the highway works as promised in the letter from the applicant. Otherwise, previous comments relating to this application apply.

Alvington Farmhouse, 1 Alvington Lane - amended plans

RECOMMENDATION: Approval, subject to robust protection of all trees on both sides of the road.

08/04435/FUL - the erection of a two storey side extension, a single storey rear extension and a front porch (GR 352430/116515)

32 Buckle Place

RECOMMENDATION: APPROVAL, subject to a condition that the proposed first floor window in the en-suite bathroom will be fitted with obscured glass as this overlooks the neighbouring property.

08/04610/CON - demolition of existing barns (GR 352702/115960)

Alvington Farmhouse, 1 Alvington Lane

RECOMMENDATION: Approval, with a condition that materials are retained for re-use in the new development where possible.

08/04694/FUL - the erection of a front entrance porch and a two storey side extension to dwellinghouse (GR 352477/116469)

104 Bond Street

RECOMMENDATION: Approval

SSDC - APPROVED WITH CONDITIONS

08/04865/FUL and 08/04967/LBC -the erection of a single storey extension to dwellinghouse (GR 352600/117635)

Dairy House Cottage, Thome

RECOMMENDATION: Refuse -

- (i) the design is out of keeping ;
- (ii) the proposal is poor design,
- (iii) the design of the roof is not acceptable.

It is also believed that to clear leaves from the guttering the owner would regularly require access from the neighbouring property.

SSDC - REFUSED CONSENT

08/05052/FUL - the erection of a garage with bedroom/study over (Revised application) (GR 353684/116715)

16 Barlynch Court

RECOMMENDATION: Approval

SSDC - APPROVED WITH CONDITIONS

08/05133/FUL - alterations to modify existing access to form highway and demolish existing garages and no. 163 Larkhill Road to erect 13 dwellings.

163 Larkhill Road

RECOMMENDATION: APPROVAL, subject to:

- (a) There are concerns that the brick wall will substantially hinder visibility onto a very busy road.
- (b) A contribution should be made towards safe access to a play area for younger children.

(c) A contribution should be made for off-site play provision for older children.

08/05289/FUL - alterations to form opening in garage for a pair of doors and formation of patio (GR 352609/117648)

Brambley Cottage, Thorne

RECOMMENDATION: **Approval**, subject to a condition that the patio should be permeable.

SSDC - APPROVED WITH CONDITIONS

08/05328/FUL - the erection of a first floor extension above existing garage together with minor internal alterations (GR353188/117019)

12 Arlington Close

RECOMMENDATION: **Approval**

SSDC - APPROVED WITH CONDITIONS