



AREA SOUTH COMMITTEE

4th June 2014

ITEMS FOR INFORMATION

The items for information do not form part of the agenda and are circulated to members of Area South Committee and the Head of Area Development only. Should members have questions regarding any of the items please contact the officer named in the relevant report. After discussing the item with the officer, and with the Chairman's agreement, a member may request the item to be considered at a future Committee meeting.

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1. Appeals (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

Appeals Received

Ward: Yeovil (West)
Proposal: Alterations and the erection of two storey rear extension and alterations and relocation of garage (GR 355476/117404)
Appellant: Mr & Mrs Harry Sayers
Site: 115 Mudford Road Yeovil Somerset BA21 4AQ

Appeals Allowed

Ward: Yeovil (East)
Proposal: The formation of vehicular access/hardstanding (GR 356468/116774)
Appellant: Ms Jan Jones
Site: 96 St Michaels Avenue Yeovil Somerset BA21 4LQ

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application file

Appeal Decision

Site visit made on 1 April 2014

by Kathrine Haddrell BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 May 2014

Appeal Ref: APP/R3325/D/14/2214398

96 St Michaels Avenue, Yeovil Somerset BA21 4LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Jan Jones against the decision of South Somerset District Council.
 - The application Ref 13/04384/FUL, was refused by notice dated 6 December 2013.
 - The development proposed is create off road parking.
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Decision

1. The appeal is allowed and planning permission is granted to create off road parking at 96 St Michaels Avenue, Yeovil BA21 4LQ in accordance with the terms of the application, Ref 13/0438/FUL, dated 14 October 2013, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: R1-1, R1-2, R1-3A and R1-4.
 - 3) No development shall commence until particulars of the materials (including the provision of samples) to be used for the block paving have been submitted to and approved in writing by the local planning authority.
 - 4) No development shall be carried out until particulars of drainage for surface water run-off have been submitted to and approved in writing by the local planning authority.
 - 5) The gradient of the proposed access shall not be steeper than 1 in 10.
 - 6) Before the development hereby permitted is first brought into use, drop kerbs should have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access.

Procedural Matter

2. Prior to the determination of the appeal, the Government's Planning Practice Guidance (PPG) came into force on 6 March 2014. The content of the Guidance has been considered but in the light of the facts in this case, it does not alter my conclusions reached below.

Main Issues

3. The main issues are the effects of the proposed development on the character and appearance of the area and upon highway safety with particular reference to the safety of vehicular and pedestrian traffic on St Michaels Avenue.

Reasons

Character and Appearance

4. This part of St Michaels Avenue is characterised by terraced, red brick Victorian dwellings with small, banked, front gardens. The appeal site comprises the front garden of 96 St Michaels Avenue which is a mid-terrace dwelling.
5. Some of the dwellings have been modernised with double glazing or been re-clad and some, including Nos 100, 84, 82, 80 and 78, have altered gardens and removed boundary walks in order to create off road parking spaces. From what I saw on my site visit, the dominant and unifying characteristic of the area is the red brick terraces, rather than the banked front gardens. In my opinion, the creation of the off road parking spaces has not been unduly detrimental to the character and appearance of the area and consequently, the appeal proposal would not have a detrimental impact on the character and appearance of the area.
6. Policy ST6 of the *South Somerset Local Development Framework Incorporating South Somerset Local Plan (2006)* states that development will be permitted subject to a number of design related criteria. Since the proposal would reflect other nearby developments, it would not conflict with Policy ST6 in terms of respecting local character.

Highway Safety

7. The Council has expressed concern that the proximity of the appeal site to the junction with Rosebury Avenue, some five dwellings away, could have a prejudicial impact on highway safety. Reference was made to standing advice published by the Highway Authority in respect of parking spaces. Although that advice was not submitted, the Officer's delegated report states that the proposal would meet the required size for a parking space.
8. It has been suggested that the proposed parking space would result in users manoeuvring across the road to reverse into the parking space, or exit the space in reverse gear and that there would be little available visibility. I noted double yellow lines on St Michaels immediately outside the appeal site but not on the opposite side of the road, which had some dedicated parking spaces.
9. Other dwellings in close proximity to the appeal site have existing off road parking spaces in their front gardens, including No 100 which is closer to the junction with Rosebury Avenue than the appeal site. While I am not aware of the precise circumstances of those developments, I note that the Highway Authority considered that it would be unreasonable to raise a highway objection to the application for No 100, and repeated that view on this application.
10. From the evidence before me, and from what I saw on site, including the 20mph speed limit on St Michaels Avenue I do not consider that the appeal proposal would have an unacceptable effect on highway safety or that visibility would be so restricted to justify withholding planning permission.

11. Consequently, the proposal would accord with Policy ST5 as it relates to satisfactory access into the site. This policy is in general accordance with the National Planning Policy Framework (the Framework) as it relates to transport.

Conditions

12. In addition to the standard condition relating to the approved plans which are necessary for the avoidance of doubt, the Council sought conditions relating to the submission of details of materials and drainage. I have considered these conditions in light of the PPG and consider that the drainage condition is necessary to ensure that surface water run-off is accommodated within the site. However, I have amended the condition requiring the submission of details to relate to submission of details for the block paving only, as the revised plans indicate that the new materials will match existing. I have added the standard time condition in the interests of proper planning. The Highway Authority sought conditions relating to the gradient of the proposed access and the installation of the dropped kerb, and I consider that these are necessary in the interests of safety of all highway users.

Conclusion

13. For the reasons set out above, and taking all other matters into account, I conclude that the appeal should be allowed

Kathrine Haddrell

INSPECTOR

Area South Committee – 4th June 2014

2. Major Applications Received and Determined (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

To inform members of the major planning applications received and determined in Area South.

Recommendation

That the report be noted.

Background

Area South members have asked that a monthly report relating to the major planning applications received and the decisions made be submitted to the Committee.

Report

There were no major applications received or determined between 14th April 2014 and 19th May 2014.

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files

Minutes of a meeting of Yeovil Crematorium and Cemetery Committee
held in the Council Chamber, Town House, 19 Union Street, Yeovil on
Wednesday 16 April 2014

(6.00pm – 7.40pm)

Present:

Alan Smith (Chairman)	Yeovil Town Council
Nigel Gage	South Somerset District Council
Alf Hill	Yeovil Without Parish Council
Kaysar Hussain	Yeovil Town Council
Maurice Lamb	Yeovil Without Parish Council
Graham Oakes	South Somerset District Council
David Recardo	South Somerset District Council

Also Present:

Alan Tawse	Clerk to the Committee
Glenn Ford	Cemetery Foreman
Garry Green	Property and Engineering Services Manager
Paula Jeffery	Management Accountant
Paula Taylor	Administration Manager

(1) Public Comment

There were no comments from the public.

(2) Minutes

The minutes of the previous meeting held on 15 January 2014, copies of which had been circulated, were confirmed as a correct record and signed by the Chairman.

(3) Apologies for Absence

Apologies for absence were received from Mary Evered, Manny Roper and Tom Pullin.

(4) Declarations of Interest

There were no declarations of interest.

(5) Cemetery - Works Plan

The Committee considered the report of the Property and Engineering Services Manager (agenda item 4 refers).

Reference was made at the meeting to an issue that had recently arisen concerning the need to relocate a water meter, and the anticipated works involved. The Property and Engineering Services Manager indicated that he was working closely with Wessex Water to resolve the matter.

RESOLVED: that the report and the above issue be noted.

(6) Crematorium - Works Plan

The Committee considered the report of the Property and Engineering Services Manager (agenda item 5 refers) including the separately circulated Solar PV monthly performance report for March 2014.

During the ensuing discussion, reference was made to the forthcoming replacement of the hearths of the cremators and planned relining works, budget provision for which had been made in 2014/15 and 2015/16.

Members expressed their appreciation of the 99.3% performance of design output to date of the Solar PV panels, which it was noted had generated £1,343 and had saved 3,828kg of carbon dioxide.

RESOLVED: that the report be noted.

(7) Risk Management Strategy

The Committee considered the report of the Clerk to the Committee (agenda item 6 refers).

In response to a query, it was confirmed that the Committee's investments were managed by South Somerset District Council in accordance with their adopted policy. It was noted that this policy had been drawn up with the need to balance financial return with appropriate risk avoidance.

The Management Accountant undertook to clarify the definition of personal accident insurance cover, and attention was drawn to a number of minor typographical changes.

RESOLVED: (1) that the report be noted; and
(2) that approval be given to the adoption of the draft amended risk management strategy for 2014/15.

(8) Statistics

The Committee considered the report of the Administration Manager (agenda item 7 refers).

RESOLVED: that the matter be noted.

(9) Exclusion of Press and Public

RESOLVED: that the press and public be excluded from the meeting for consideration of the following item in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

(10) Storm Damage

The Committee considered the confidential report of the Clerk to the Committee (agenda item 8 refers).

During the ensuing discussion, Members expressed their appreciation of the work undertaken by the staff at both facilities in response to the exceptional storm in February, and noted the unavoidable costs involved in carrying out the necessary repair work.

RESOLVED: that the matter be noted.

(11) Land Disposal

The Committee considered the confidential report of the Clerk to the Committee (agenda item 9 refers).

RESOLVED: (1) that the matter be noted; and

(2) that the recommendation in the report be approved and adopted.

Chairman.....