

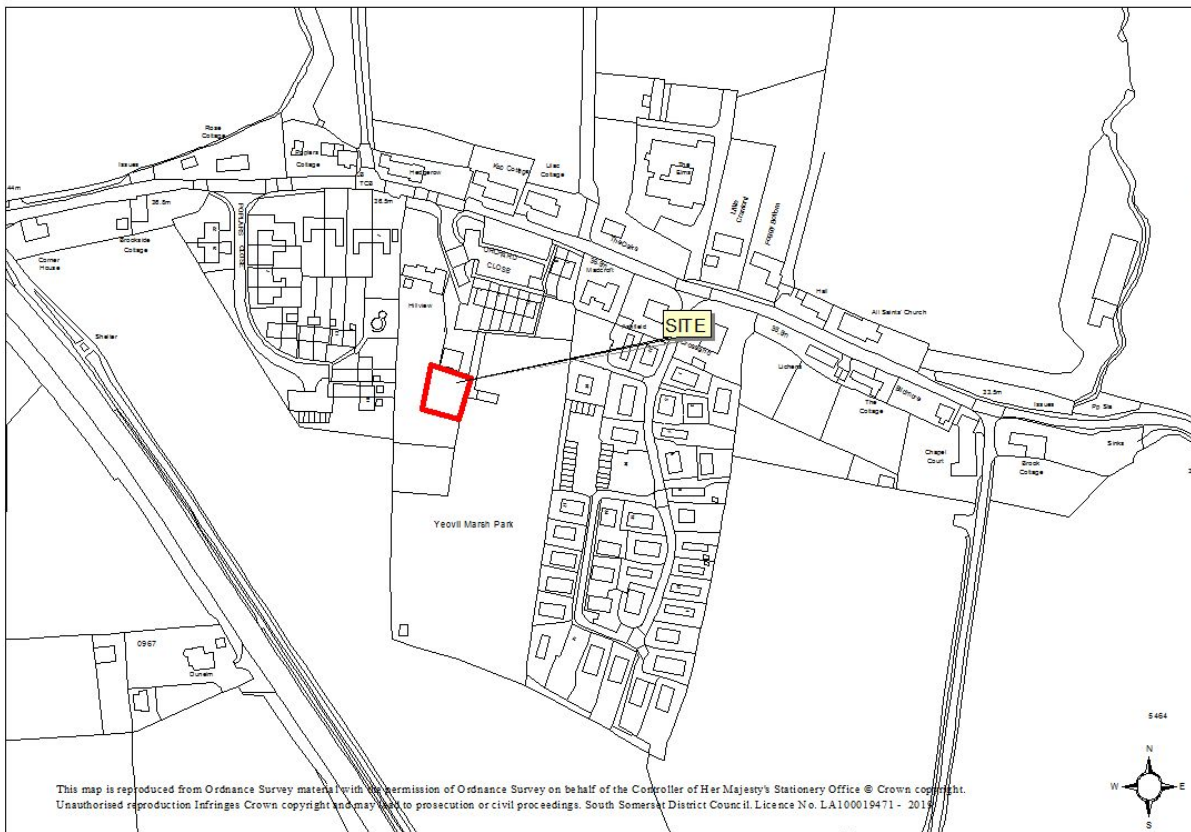
Officer Report On Planning Application: 19/02184/FUL

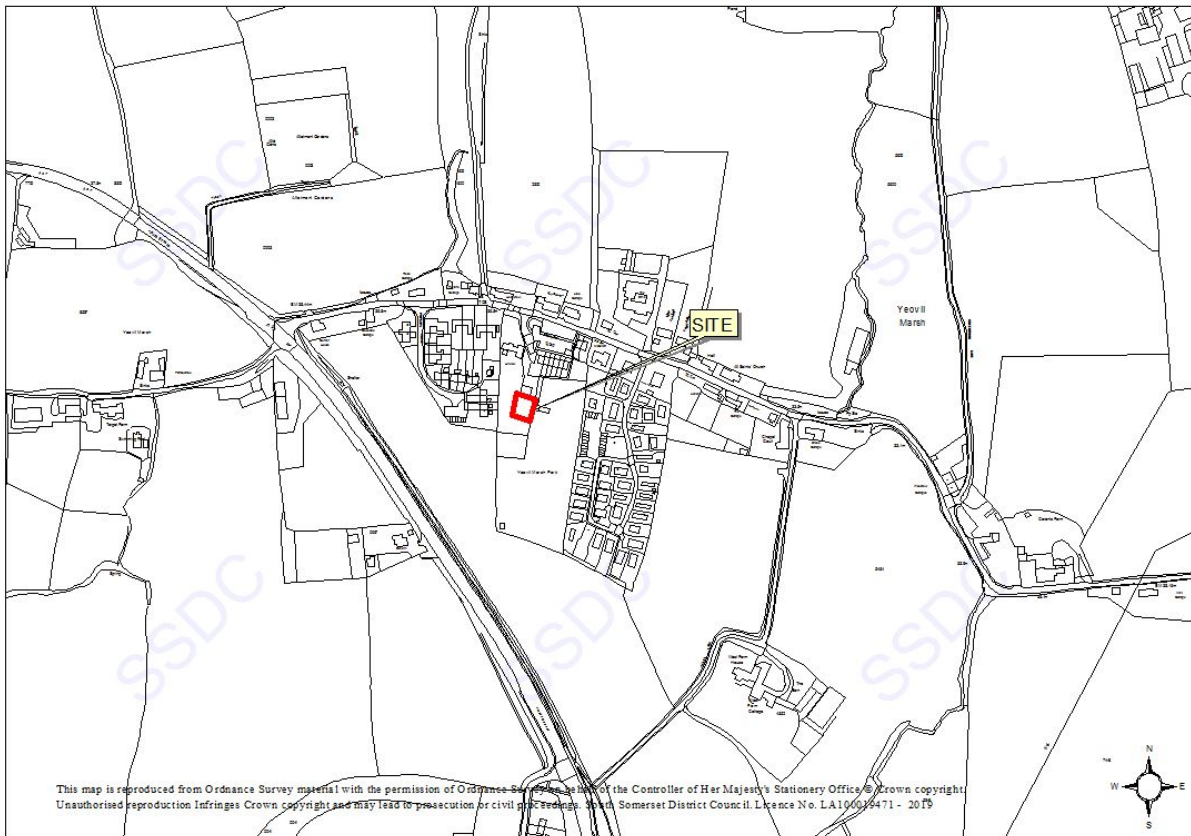
Proposal :	Erection of a modular building for use as an ancillary sales office for the approved mobile home park extension (Ref: 18/00116/FUL)
Site Address:	Land Adjacent Hillview Yeovil Marsh Road Yeovil Without
Parish:	Yeovil Without
YEOVIL WITHOUT Ward (SSDC Member)	Cllr R Stickland Cllr M Lock Cllr G J Oakes
Recommending Case Officer:	Jacqui Churchill – Case Officer (Service Delivery)
Target date :	30th October 2019
Applicant :	Mr A Hill
Agent: (no agent if blank)	Mr Nayan Gandhi RPS 20 Western Avenue Milton Park ABINGDON OX14 4SH
Application Type :	Minor Offices less thn 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

At the request of the Ward Members and with the agreement of the Area Chairman, this application is referred to Area Committee for full consideration around Policy EQ2 (Design and General Development) of the South Somerset Local Plan 2006-28.

SITE DESCRIPTION AND PROPOSAL





The application site is an open field situated to the west of the existing mobile home park 'Yeovil Marsh Park' within Yeovil Marsh, 1km north of Yeovil. The site has secured planning permission as part of 18/00116/FUL dated 15.06.2018, for the change of use of land for siting of additional residential park homes, construction of access road, parking spaces, hardstanding bases and associated landscape planting and infrastructure and demolition of existing structures.

This application seeks permission for the erection of a modular building measuring 20ft x 10ft for use as an ancillary sales office for the approved mobile home park extension.

HISTORY

Most recent and relevant:

18/00116/FUL - Change of use of land to caravan park for the siting of additional residential park homes, construction of access road, parking spaces, hardstanding bases and associated landscape planting and infrastructure and demolition of existing structures - permitted with conditions 20.06.2018

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 Sustainable Development
SS1 Settlement Strategy
SS2 Development in Rural Settlements
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design

Planning Policy Guidance

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

CONSULTATIONS

Yeovil Without Parish Council: Recommend Refusal - the location is designated for an alternative purpose and isn't meeting community use, the structure should only be temporary.

County Highway Authority: Standing advice applies

Highways Consultant: No highways issues, no objection.

REPRESENTATIONS

No representations received.

CONSIDERATIONS

The application seeks permission for an ancillary sales office following approval of application 18/00116/FUL which included the provision of a further 14 park homes.

It is noted that the Parish Council have recommended refusal as the location is designated for an alternative purpose and isn't meeting community use.

There is an area of green space to the north of proposed Unit 1 measuring approx. 30m x 40m. A further area of green space of a similar size is available on the opposite side of the access road creating a sense of openness. The proposed modular sales office measuring approx. 6m x 3m is located in the bottom south east corner with three parking spaces annotated on the plan. This takes up a small fraction of the open space which is not considered to be harmful to visual amenity.

The Parish Council stated that the structure should only be temporary. It is considered reasonable to impose a condition to restrict the permission for a temporary period of five years to allow for the sales of the approved park homes. The agent also put forward that this is a temporary structure and that permission is only sought for a period of five years. In addition, to protect the amenity of the residents as they move in, a condition will be imposed to restrict the hours of operation for the sales office to 8am - 7pm on weekdays, 8am - 6pm on Saturdays and 10am - 4pm on Sundays and Bank Holidays.

Therefore, the proposed sales office is considered to not introduce significant harm to visual or residential amenity in accordance with Policy EQ2 of the South Somerset local Plan and the provisions of the National Planning Policy Framework 2019.

RECOMMENDATION

Approve

01. The proposal, by reason of its size, scale and location, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans reference:

1022-0005-01 - Site Plan for Temporary New Office Building

1022-0006-01 - Site Location Plan

1022-0009-03 - Sales Office Floor Plans and Elevations

and the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The temporary sales office hereby permitted shall be removed and the land restored to its former condition (grassed amenity land) on or before five years from the date of this permission.

Reason: In the interests of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

04. The temporary sales office hereby permitted shall only be operated between the following hours: 08.00 - 19.00 on Monday to Fridays, 08.00 - 18.00 on Saturdays and 10.00 - 16.00 on Sundays and Bank holidays, unless otherwise agreed in writing by the District Planning Authority.

Reason: In the interests of residential amenity to accord with policy EQ2 of the South Somerset Local Plan 2006-2028.