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PLEASE NOTE MEETING LOCATION

9th January 2020

Dear Sir/Madam,

You are summoned to attend a meeting of the Planning Committee which will be held in **Room 6 of the Community Centre, Leigh Road, Street, 14th January 2020 at 6:30pm** for the purpose of transacting business specified in the following agenda. The Chairman will explain the locations of the emergency exits and emergency procedures. As agreed by the Council Public Question Time will take place before the formal meeting at 6.25p.m. Members of the public can speak on any subject or planning application being considered for a maximum of 3 minutes. Objectors will be heard before supporters and only one person can speak for or against an application. The Committee meeting will commence at 6.30p.m. or as soon as Public Question Time is closed by the Chairman (not normally after 6.45 p.m.)

Yours faithfully,

L.A. Ruff, Clerk of the Council

AGENDA

1. APOLOGIES FOR ABSENCE
2. MINUTES
To receive the minutes of the meeting of the Committee held on 16th December 2019 (copies attached)
3. DECLARATIONS OF INTEREST AND DISPENSATIONS
4. PLANNING APPLICATIONS (report attached page 6)

To: Councillors, Birch, Boyce, Diment, Leafe, Mogg and Zaky

STREET PARISH COUNCIL

Meeting of Planning Committee held on 16th December 2019 at 6:30pm

PRESENT: Councillor A Leafe – In the Chair
Councillors: P Birch, J Diment, L Mogg

APOLOGIES: Councillors R Boyce, L Zaky – another engagement – reasons accepted

IN ATTENDANCE: J Marshfield – Assistant Clerk.

24. MINUTES

The minutes of the meeting held on 19th November 2019 which had been circulated, were approved as a correct record and signed by the Chairman.

25. DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr. A Leafe declared an interest in any matter relating to Planning Application 2019/1802/FUL as he knew the landowner and left the meeting at 6.40pm while this item was being considered. It was agreed that Cllr. L Mogg would take the Chair for this item. Cllr. A Leafe returned to the meeting at 6.57pm.

26. PLANNING APPLICATIONS

The Clerk submitted a report which had been circulated.

RESOLVED

that the following recommendations be submitted to the District Council as the Local Planning Authority.

2019/1802/FUL Erection of dwelling at Land Adjacent To 1 Housman Road Street for Mr Martin Gill – APPROVAL

2019/2694/FUL Change of use of self-contained annexe to a mixed use comprising ancillary domestic and holiday letting at Frassino House Higher Brooks Street for Mr & Mrs M Keeler – APPROVAL

2019/2695/FUL Change of use of ancillary domestic accommodation to a mixed use comprising ancillary domestic accommodation and holiday letting at Clover House Higher Brooks Street for Mr & Mrs M Keeler - APPROVAL

2019/2763/HSE Two storey rear extension, single storey side extension, internal alterations, new double garage with home office above, relocation of access at 59 Overleigh Street for Mr A Wright – APPROVAL

2019/2692/FUL Conversion of 1no 3 bedroom flat to 1no 1 bedroom flat and 1no 2 bedroom flat at 30 Glaston Road Street for Mr Wilson - APPROVAL

2019/2472/FUL Demolish existing six garages and erect 1no. three bedroomed detached house, associated landscaping and car parking area at Land At 347398 136826 Houndwood Drove Street for Mr Shaha Alom – REFUSAL DUE TO CONCERNS OF OVERSHADOWING, OVERLOOKING, LOSS OF PRIVACY OR OVERBEARING NATURE OF PROPOSAL, ACCESS, HIGHWAYS SAFETY FOR EMERGENCY VEHICLE ACCESS, NOT IN KEEPING WITH SURROUNDING AREA.

2019/2862/HSE Erection of detached garage. First floor and two storey side extension and single storey rear extension at Mon Abri Middle Brooks Street for Mr & Mrs Richman – APPROVAL

NOTE – 2 new unit approved – 4 since May 2019.

The meeting ended at 7.20pm.

Chair_____

NOTES OF PUBLIC QUESTION TIME

HELD BEFORE PLANNING MEETING 16TH DECEMBER 2019

A resident of 1 Houseman Road, Street objecting to Planning Application **2019/1802/FUL** informed the committee that size, scale and proximity of the proposed dwelling would have a negative impact on the visual amenity and on exposure to light to his property. The proposed dwelling would not be in keeping with surrounding area and has concerns with highway safety with the egress and ingress to the driveway.

Nigel Clarke - Agent for planning application **2019/1802/FUL**

As this application had previously been objected by Street Parish Council, Mr Clarke read the following response to the committee.

Firstly, that the proposed property was too large for the plot – this revised scheme has been reduced in width by 1.5m and now represents a footprint to site area of just 23% The adjoining bungalow (number 1) has a footprint of 29%.

The hipped gables also reduces the perceived impact and mass of the proposed dwelling, slightly softening the design.

Secondly, that it was not in keeping with the neighbourhood – The style of the proposed dwelling is that of a chalet bungalow with dormer windows. There are 7 such properties in the houseman Road/ Willow Orchard Estate with this style of accommodation and the property directly across the Portway from the plot is also of this style with a covered porch similar to this proposal.

Thirdly, you commented that Highway Safety was an issue with ingress and egress to the driveway – as with all such new properties the driveway is designed to allow for turning and parking on the site removing any need for turning or reversing in the road. There is no issue of highway safety as a result.

Finally, you made a point about impact on trees and the landscape of the area – The proposed scheme will not impact on any trees on the site, none will need to be pruned and their roots will be protected both by the foundation design and throughout the construction phase as is required by building regulations and the district council. I do not understand any argument that one more house surrounded by hundreds of other houses of all shapes and styles can have a detrimental effect on the landscape of the area!

This site has had planning permission for two similar styled properties granted twice, in 2006 and 2011 confirming that the style, design and mass of the proposed dwelling was and is acceptable.

This is a perfectly adequately sized building plot within a residential area of Street. There is a national shortage of houses in the country and it is incumbent on all councils – district and parish, to identify and encourage development of suitable plots to provide for their communities.

My client is a young local lad looking for a chance to build his dream family home and this is a rare opportunity to realise that dream. We have a proposal that respects the previously approved schemes and is smaller than the last approved.

My client is one of the best young craftsmen I've had the pleasure to work with in many years and it seems a shame his skills are not being encouraged by his local parish council.

Jo Fryer – Agent for planning applications **2019/2694/FUL 2019/2695/FUL** could not attend the meeting but the Assistant Clerk read out the following information to the Committee

My name is Jo Fryer and I am the Agent for two items on your agenda, Frassino House and Clover House. They are next door neighbours on Higher Brooks and are very similar

proposals. This information should have been sent to you in the Supporting Statement but I would just like to provide a brief summary.

Both properties originally had a detached garage, and both were subsequently authorised for use as holiday cottages. Subsequently both gained planning permission for a further change of use to an annexe and ancillary domestic accommodation, which could be games room, office, hobby space etc.

The owners now wish to combine the authorised ancillary domestic use with holiday let. They seek the flexibility to use the accommodation for their own private use as hobby space, annexe, study, guest accommodation etc and also to let it on an Airbnb-type basis when they do not require it.

Both of these uses have been found acceptable in the past. This application simply seeks permission to enable increased flexibility in their use. None of the previous uses have been problematic to neighbours and I have no reason to believe that this would change by allowing either use to take place.

If you have any queries, I would be very pleased to assist and can do so tomorrow by phone or email. I hope that both proposals are acceptable to you.

AGENDA ITEM: 4

1. 2019/2293/OTS Installation of a shipping container to be used as a café at Millfield School Butleigh Road, Street for Mr Ashley Bargery – L Bradshaw – Reply 25.12.19
2. 2019/2891/FUL Erect a first-floor side extension and a single storey rear extension at 29 Tynings Road Street for Alex Lester – Reply 1.1.20
3. 2019/2983/FUL Retrospective separation of existing HMO into 2 flats and HMO at 17 Seeley Crescent Street for Mr Dold – J Alvis – Reply 8.1.20
4. 2019/3000/FUL External refurbishment of Block C on the college campus at Strode College and Theatre Church Road Street for Mr Liam Hardy – Reply 27.1.20
5. 2019/3039/FUL Erection of day house at Millfield School Butleigh Road Street for applicant: Mr Neil Chapillon – L Bradshaw – Reply 28.1.20
6. 2019/3047/FUL Two storey extension to library at Millfield School Butleigh Road Street for Mr Neil Chapillon – L Bradshaw – Reply 28.1.10

APPROVALS AND REFUSALS

2019/0803/FUL Replacement of timber glazed door at 24A Somerton Road, Street – APPROVAL WITH CONDITIONS.

2019/2287/FUL Part Change of Use of existing Strode College site to workspace hub and cafe (Class Use B1 and A3), including siting of 8 shipping containers and re-configuration of existing car park to include additional parking spaces. (Amended Description 26.09.2019) at Strode College And Theatre Church Road Street – APPROVAL WITH CONDITIONS – SPC - APPROVAL SUBJECT TO TECHNICAL TEAM LOOKING AT TRAFFIC AND PARKING CONCERNS – NEED TRAFFIC ASSESSMENT INCLUDING ENCOURAGING USE OF PUBLIC TRANSPORT AND DISCUSS WITH OTHER STAKEHOLDERS INCLUDING THEATRE, CRISPIN SCHOOL, STRODE POOL, RESIDENTS

2019/2413/CLP Application for a proposed lawful development certificate for the conversion of garage to ancillary accommodation, extend to the rear. Removal of side wall and creation of off-road parking Second Schedule at 17 West End Street – APPROVAL

20192465/FUL Change of Use Of Commercial Unit From A2: Financial & Professional to D1 Dental Practice & A1 Oral Health Shop, to Include Internal Alterations at 50 High Street, Street – APPROVAL WITH CONDITIONS – SPC – APPROVAL

2019/2605/VRC Application to vary condition 6 (trading hours) of planning approval 2015/1558/FUL (Change of use and works to update premises) to allow for later trading hours Thursday to Saturday by an additional 30 minutes at 111-113 High Street, Street – APPROVAL WITH CONDITIONS – SPC APPROVAL WITH

CONDITIONS. APPROVAL FOR EXTENSION TO FRIDAY AND SATURDAY NIGHT ONLY DUE TO POSSIBLE DISTURBANCE FROM THE SCHEME DURING THE WORKING WEEK.

2019/2510/HSE Renewal of planning approval 2013/0247 for conversion of garage to dining room and extension over to include bedroom and bathroom at 58 Oakfield Road Street – APPROVAL WITH CONDITIONS – SPC – APPROVAL

2019/2663/HSE Alterations to a boundary wall to improve an existing vehicular access at 1 High Street, Street – APPROVAL WITH CONDITIONS – SPC APPROVAL

2019/2705/DUB Alterations to a boundary wall to improve an existing vehicular access at 1 High Street, Street – APPROVAL WITH CONDITIONS – SPC – APPROVAL

2019/2719/HSE Proposed garage and new gates and reinstate boundary fence at 31 Poplar Road Street – APPROVAL WITH CONDITIONS – SPC APPROVAL

2019/2694/FUL Change of use of self-contained annexe to a mixed use comprising ancillary domestic and holiday letting at Frassino House Higher Brooks Street – APPROVAL WITH CONDITIONS – SPC - APPROVAL

2019/2695/FUL Change of use of ancillary domestic accommodation to a mixed use comprising ancillary domestic accommodation and holiday letting at Clover House Higher Brooks Street - APPROVAL WITH CONDITIONS – SPC – APPROVAL

2019/2771/APP Application of approval of details reserved by condition 7 (materials) on planning consent 2019/0950/FUL for Crispin School, Church Road, Street – APPROVAL

2019/2841/APP Application for approval of details reserved by conditions 8 (no occupation of no's 5-7 soft landscape scheme at 1-7 West End, Street - APPROVAL