

5. The erection of a scene dock and plant room extension. Octagon Theatre Hendford Yeovil Somerset

OFFICER: Andrew Collins 01935 462276

APPL.NO: 08/00764/R3D APPLICATION TYPE: Regulation 3 District

PARISH: Yeovil WARD: Yeovil (Central)

DESCRIPTION: The erection of a scene dock and plant room extension (GR 355444/115673)

LOCATION: Octagon Theatre Hendford Yeovil Somerset BA20 1UX

APPLICANT: South Somerset District Council

AGENT: Property Services (Ian Johns) South Somerset District Council Brympton Way Yeovil Somerset

DATE ACCEPTED: 19 February 2008

This application is brought to Regulation Committee as the applicant is the Council and cannot be considered a minor proposal under the delegated scheme. The Area South Committee held on 2nd April 2008 considered the application and their comments are below.

Site Description and Proposal



This is the Council's own application for alterations to the Octagon Theatre. The site is located within the development area and adjacent the Conservation Area.

The Octagon Theatre is located off Hendford in the opposite corner of the Petters Way Car Park to Petters House. It is proposed to erect a scene dock and plant room

extension at the rear of the building. The extension is proposed to be 12.8m by 8.2m with a height to match the existing building of 13.7 metres. On top of the extension a small area an additional 1m high louvered pod for air intake and extraction is proposed.

Materials are proposed to match the existing building.

Due to the proposed location of the extension, it is necessary to relocate the existing footpath and remove some trees.

History

Various history since theatre granted permission in 1960's. Of particular relevance;

02/02883/R3D (Regulation 3 District) - Alterations and the erection of an extension, comprising new rehearsal room and extension to the flytower (GR554/156) - Reg3/4 District - permitted with conds - 16/12/2002

91/02644/R4D (Regulation 4 District) - THE ERECTION OF AN EXTENSION ON REAR (SOUTH) ELEVATION (REGULATION 4) (GR 554/156) Application permitted with conditions - 27/11/1991

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1

VIS2

EN4

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

Policy 11 (Areas of High Archaeological Potential)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (The Quality of Development)

EH1 (Conservation Areas)

EH12 (Areas of High Archaeological Potential)

EP2 (Pollution and Noise)

MC7 (Design in Town Centres)

Consultations

Area Engineer - "No Comments."

Arborist - "The trees which would have to be removed are silver birch. Although they are healthy trees they have little landscape value as they are over shadowed by some very large mature sugar maples and a semi mature horse chestnut.

The trees are also getting very drawn and probably would need felling within 10 years. I would not consider that these trees are of enough value to be considered an obstruction to the theatre extension.

It would be necessary to erect a root protection fence (as per BS 5837 2005) to protect the other 3 adjacent trees, 1 horse chestnut and 2 sugar maples. The fences would need to be a minimum of 3.5 m. from the horse chestnut and 6 metres from the sugar maples.

I would assume the storage area would be on the adj. car park so the lower grass area near the trees would only be used for access to build the extension. I would like to see a plan showing the location of the fence. I assume the footpath across the park to the rear will have to be closed making the fencing easier to design. The fence would only need to protect the side nearest the proposed extension.

I would also like to see 3 field maple replacements planted to the North of the trees to be felled at the side of the car park. These trees should be extra heavy standards 16-18 cm circ."

County Archaeologist - "As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds."

County Highways Authority - "No observations."

Yeovil Town Council – Recommend approval subject to tree planting as recommended by the arborist.

Representations

None received

Considerations

The scale and impact of the proposal upon the Conservation Area.

The site is located outside but adjacent to the Town Centre Conservation Area. There is a requirement to protect views into and out of a Conservation Area. In considering the above and the existing form of development that currently exists on the site. I consider that the proposal would not have an adverse affect upon the setting of the Conservation Area.

The design and scale of the extension

The design of the proposal is fairly utilitarian but it matches the existing extensions already on the building. The height, save for the louvred roof again matches the existing extensions and due to its proposed use, it is considered to be appropriate.

The loss of trees

The proposal proposes the loss of unprotected silver birch trees, located at the rear of the building. The tree officer considers that these trees only have a life expectancy of 10 years and offer little landscape value due to being overshadowed by very large sugar maples and a semi mature horse chestnut. As such it is recommended that replacement species are planted to the North of the felled trees. The applicant has agreed to the replacement of the trees and on this basis the proposal is considered to be acceptable.

RECOMMENDATION

That the Regulation Committee grant permission subject to conditions.

JUSTIFICATION

01. The proposal by reason of its scale, size and appearance has a limited affect upon the setting of the Conservation Area. The design and materials matches the existing extensions on the theatre and the loss of trees is proposed to be replaced. As such the proposals comply with policies STR1, STR4, 11, ST3, ST5, ST6, EH1, EH12, EP2 and MC7.

Application Permitted with Conditions

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. No works shall be undertaken unless details of the external materials are submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity in accordance with Policy ST6 of the adopted South Somerset Local Plan 2006.

03. (i) No works shall be undertaken unless, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

(iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Policy ST6 of the adopted South Somerset Local Plan 2006.

04. No works (including site clearance and any other preparatory works) shall be undertaken unless a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with B.S.5837:2005. Such fencing shall be erected prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until

such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy ST5 of the adopted South Somerset Local Plan 2006.

Extract from minutes of Area South Committee – 2nd April 2008

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With the aid of slides the Planning Team Leader indicated the site of the extension to the Octagon Theatre to include a new scene dock. She advised that the location of the extension would necessitate the relocation of an existing footpath and removal of four silver birch trees.

The Planning Team Leader reported that Yeovil Town Council had supported the proposals, providing the Arborist's recommendations regarding the planting of three field maple replacements were taken into consideration. She confirmed that the applicant had agreed to plant the replacement trees.

In response to members' questions, the Planning Team Leader confirmed that there was an alternative access to the rear of the building and that the extension would not preclude any further development of the theatre.

The Committee supported the proposals for the Octagon Theatre and agreed that the Regulation Committee be recommended to grant permission.
