

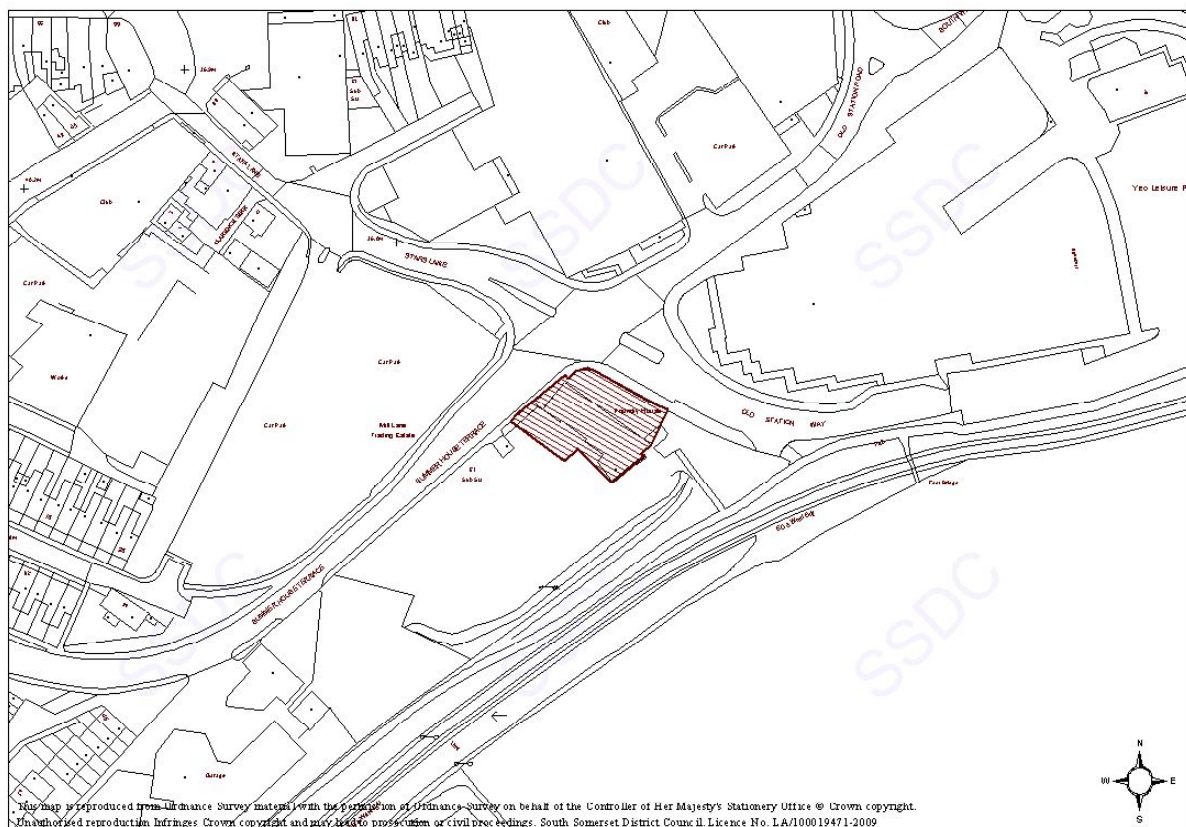
**6. Repairs to existing glove factory and conversion to mixed use  
Planning Application: 09/01696/LBC**

<b>Proposal :</b>	Repairs to existing glove factory and conversion to mixed use (GR: 356049/115785)
<b>Site Address:</b>	Foundry House Mill Lane Trading Estate Summer House Terrace
<b>Parish:</b>	Yeovil
<b>Ward : (SSDC Member)</b>	Yeovil (Central) Mr J Vincent Chainey (Cllr), Mr P Gubbins (Cllr), Mr A Kendall (Cllr)
<b>Division (SCC Member)</b>	Mr P Gubbins (Cllr)
<b>Recommending Case Officer:</b>	Adrian Noon
<b>Target date :</b>	24th June 2009
<b>Applicant :</b>	Mr Craig Bates
<b>Type :</b>	Other LBC Alteration

**Reason for Referral**

This application is before the Regulation Committee as the District Council is the owner of the site. The following report was considered by both the Town Council and the Area South Committee on 2 September (draft minute attached as Appendix A) and has been updated in light of their resolutions.

**Site Description and Proposal**



Foundry House sits at the eastern end of this 0.43 hectare at the junction of Old Station Way and Summer House Terrace, opposite the Yeo Leisure Park and Stars Lane car park. It is 3-storey, brick structure with a slate roof. Originally a glove factory, it was last used as a number of small light industrial units and is now vacant

This application seeks listed building consent for the demolition of minor extensions to Foundry House and works in connection with its conversion to create a café at ground floor with two floors of offices above. It is supported by a Design and Access Statements.

## **History**

1997 – Development brief approved for site. This envisaged the retention of Foundry House and a redevelopment for a mixture of various leisure, entertainment, community and retail uses (an element of residential use was considered acceptable).

1999 Supplement to Brief approved. This advocated the retention of Foundry House with a new extension to its south side. A new vehicular access to the south of this extension would be taken from the new access road to serve the Old Town Station leisure development. This access would serve a new short stay public car parking area to be formed within the middle of what was then the Mill Lane Trading Estate. The then existing buildings to the Summerhouse Terrace frontage would be largely retained with a new building to the western end of the site.

In 2000 four applications were approved as follows:-

00/00117/R3D - The construction of a public car park within the central part of the site and to the rear of Foundry House with access from what is presently Old Town Station car park.

00/00121/R4D – demolition of existing extension and erection of replacement extension to the south side of Foundry House for possible uses within Use Classes A1 (Retail); A2 (Offices); A3 (Food and Drink) or B1 (Offices/Light Industrial), together with associated parking and access arrangements.

00/00124/R4D - Partial demolition of buildings at the western end of the site for possible uses within Use Classes A1, A2, A3 or B1 and also including Use Class C1 (Hotel), together with associated parking and access arrangements.

00/00128/R4D - As above, except that total demolition of buildings on western end of the site (excluding the chimney which is to stay) is proposed.

Subsequently all structures except Foundry House were demolished and the cleared part of the site became a temporary car park. Following a local campaign Foundry House was listed on 8<sup>th</sup> March 2006.

An associated planning application the conversion of Foundry House and the redevelopment of the temporary car park (09/01671/LBC) is also under consideration.

## **Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S.54A 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.

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the saved policies of the South Somerset Local Plan.

South Somerset Local Plan (adopted April 2006):

EH3 – Listed Buildings

National Guidance  
PPG15 – The Historic Environment

### **Consultations**

**Area South Committee** – considered the application at their meeting in September. Members supported the officer's recommendation.

**Yeovil Town Council** – Support.

**Conservation Manager** - No objection to the conversion proposals, which embody an appropriate approach to the conservation of the listed building.

### **Representations**

None.

### **APPLICANT'S CASE**

*"This proposal is for the redevelopment of the former Foundry House and Mill Lane Trading Estate, which is in the centre of Yeovil between the town centre and the Country Park to the south. It represents a major opportunity to transform what is currently an underused 'back' to the town into a new frontage for Yeovil which overlooks Summer House and Constitution Hills and provides a gateway to the Country Park.*

*"The Glove Factory, which has recently been grade II listed, is the only remaining existing building in the immediate vicinity which gives any sense of the history and character of Yeovil. It is the architectural centrepiece of the development and provides continuity with the industrial heritage of the area. This proposal seeks to provide a context for the Glove Factory and to set the standard for the new City Living Quarter at the interface of the town centre and the Country Park to the south. This site will play a major role in delivering the start of the Urban Village concept as set out in The Yeovil Vision and the Urban Development Framework."*

Extract from Design & Access Statement

### **Considerations**

The sole issue is the impact the proposed works would have on this grade II listed building, all other issues are to be considered in the context of the planning application. The conservation manager considers there to be no objection to the conversion proposals which "embody an appropriate approach to the conservation of the listed building". The conversion of the listed building involves the minimal alterations to the fabric of the listed building and the new buildings are considered to be of an appropriate design and detailing to safeguard the setting of Foundry House.

## **RECOMMENDATION**

That the application be approved subject to the following conditions.

### **Justification**

The proposed works would have no adverse impacts on the fabric or special architectural and historic qualities of this grade II listed building. As such the proposal complies with policy EH3 the South Somerset Local Plan.

### Conditions

1. The works for which consent is hereby granted shall be begun within three years from the date of this consent.

Reason: In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004 (Commencement No. 5 and Savings) Order 2005.

2. Prior to the commencement of the conversion of Foundry House a full schedule of works, including specifications of materials, shall be submitted to and approved in writing by the local planning authority. Such details shall include:-
  1. Details of external materials and finishes
  2. Details of new doors and windows including drawings at 1:5 scale.
  3. The reinstatement of the original entrance doors.
  3. Details of eaves and verges of reconstructed roofs.
  4. Design details of new cupola, chimneys and fire escape
  5. Sample panels of pointing for approval
  6. Details of externally positioned meter boxes, ventilation extracts, flues etc
  7. Details of all internal materials and finishes to floors, walls and ceilings
  8. Details of internal joinery and secondary glazing

Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: To safeguard the special architectural and historic interest of this listed building in accordance with policy EH3 of the South Somerset Local Plan and the advice of PPG15.