

Draft minute from Area South Committee 7th September 2011

11/02401/R3D – Alterations and the change of use of building from office (Use Class B1) to childrens nursery (Use Class D1) – Applicant: South Somerset District Council

The Chairman informed members that this application should be two starred (**) and that the application will be referred to the Regulation Committee. The Planning Team Leader advised that whilst it was not a requirement for the application to be reported to the Regulation Committee he understood that this was as the District Council are both the applicant and landowner and for the sake of probity.

He then presented the report and with the aid of slides showed:

- site plan including new proposed playground area
- proposed floor plan
- existing rear and proposed elevations.

He confirmed that although a neighbour had not raised objections against this proposal concerns had been raised including an issue over the exterior lighting of the existing Nursery site; he advised that subject to a condition controlling any future proposed external lighting, there were no objections to this proposal.

Members were in full support of the officer's recommendation to approve the application and it was therefore proposed and seconded to refer the application to the Regulation Committee with a recommendation to approve. On being put to the vote this proposal was carried unanimously.

RESOLVED: that the Area South Committee refer the application to the Regulation Committee with recommendation for approval of the application, subject to the following conditions:

Grant permission for the following reason:

01. The proposal by reason of its scale, nature, layout and access and parking arrangements respects the character of the area, and causes no demonstrable harm to visual or residential amenity or to highway safety whilst representing the most efficient use of land within the defined development boundary and is therefore in accordance with the aims and objectives of policy ST5,ST6,EP2,EP3 and TP6 of the South Somerset Local Plan

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:
Drawing numbers 58C, 1176-11A,1196-01,1196-03,1196-02.

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

03. The parking area shall not be sited otherwise than in the position shown on the approved plan and following its provision such car park and the access to it shall be kept free of obstruction and shall not be used otherwise than for access or for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure the proper and adequate provision of on-site parking facilities in the interests of highway safety and efficiency in accordance with policy TP6 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no means of external illumination shall be installed or provided in connection with the development hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity further to policy ST5 of the South Somerset Local Plan

(Voting: unanimous)
