

A meeting of the **Planning, Highways and Transport Committee** was held on **1 August 2017** in the Minster Rooms, Court Barton, Ilminster commencing at 19:30hrs

Present:

Chairman: Cllr Shearman

Councillors: Cllr Belobaba, Cllr Burton, Cllr Fowler, Cllr James, Cllr MacKillop, Cllr Shepherd, Cllr Swann and Cllr Walker

In attendance:

Miss J Norris (Town Clerk) and Mrs Deborah Speed (Deputy Clerk)

Somerset County Councillor L Vjeh

MP for Ilminster, Marcus Fysh

44 members of the public attended the meeting.

The Chairman welcomed everyone and explained that there were 2 meetings scheduled for the evening. Members of the public are usually allowed 3 minutes each to speak before the meeting formally starts but there would be a little leeway allowed in that timing.

The Chairman then reminded those present that it would not be possible for the meetings on the evening to take any action regarding flooding but there would be an agenda item at the Town Council on 15 August 2017; he further reminded the meeting that the Town Council has very little remit and responsibility regarding flooding but it can listen to concerns and help gather relevant information with a view to making representations to the appropriate organisation.

The Chairman also explained that individuals needed to give express permission for their contact details to be shared with other organisations otherwise the Town Council would not be able to forward the contact details and it would therefore be helpful if permission could be indicated on the attendance sheet.

The Deputy Mayor gave the Mayor's apologies and explained that the Mayor was aware of the concerns about flooding and had intended to be at the meeting but unfortunately the emergency admittance of a close family member to hospital that afternoon meant that she had to be at the hospital.

The Somerset County Councillor for Ilminster, Linda Vjeh, introduced herself and said that despite her best efforts she had been unable to secure attendance at the meeting from anyone else from Somerset County Council nor anyone from the Environment Agency. The County Councillor expressed her sympathy for those who had been affected by the flooding and reiterated her willingness and determination to help resolve the issues that had caused the flooding.

The County Councillor then read out a statement from John Woodman, the Somerset County Council Cabinet Member responsible for Highways and Transport, which is attached as Appendix 1 to these minutes. The statement included the information that the County Council Flood Team has contacted all agencies with a role in water management to gather information to help understand the cause of the recent flooding in the town. There will also be a community drop-in event with County Councillors Officers present to receive information and answer questions.

Speaker 1 Chris Lawrence

The speaker has been in Ilminster for 10 years and lives Blackdown View where the water gathers. The drains are never cleared and the gathered water then makes a tidal wave down North Street. It was not the first time [23 July] that such flooding had occurred and the effects are devastating. The speaker has complained about the drains not being cleared but nothing is done; there does not appear to be any maintenance programme and no funding; some drains are not cleared because there are always cars

parked over them [High Street / Butts]; this needs to be managed and advance notice given so that vehicles are moved.

Speaker 2 Peter Jeeps

The statement from the Cabinet Member that was read out is what has always been sent before; it needs a stakeholder to take on responsibility for leadership and co-ordination.

The speaker would like to know the state of the covered culvert - a letter from 2015 says that resurveying was scheduled for October 2016 but there is no information as to whether or not it was done. The speaker perceived there to be 2 problems 1) no planned maintenance just reactive for road drains 2) the culvert state needs to be investigated.

Speaker 3 Jackie Purchase

The speaker has lived in North Street for 30 years. Every time there is rain it is like a river which comes from the top of the hill and down North Street. The drains are in the wrong place, drains need to be put on the top road, the water in the most recent incident was lapping on the doorsill but it was not just water but gravel and mud etc

The insurance implications need to be taken into account.

In Donyatt houses that have been flooded in the past have been given flood barriers.

Speaker 4 Betty Mitchell

Lives at bottom of Summerlands Park Avenue and has been there for 42 years. On Sunday water from New Road came across the main road and down Brewery Lane; her home was surrounded by water and she was assisted by a neighbour who is a fire fighter. The drains are inadequate. The underground storage tank for the Shudrick Stream opened up and people had sewage on their drive.

The balancing pond by the Texaco garage has not been cleared.

Speaker 5 Terry Fisher

Lives in Wharf Lane and had to move out of his home as there was 6" of water in the house. There was a mass of water leaving the school roof and he also saw the water coming down the road; the water coming off the school roof was so large that it diverted the water coming down the road.

The drain in front -is 2" lower than the road so the water goes straight across it.

Speaker 6 Jonathon Graves-Morris

Fortunately, this time his property did not suffer as badly as on previous occasions when it has cost over £40,000 to sort. The water from surrounding roads has a funnel / avalanche effect into Ditton Street. The drains need to be clear and also flowing; on Sunday as soon as drains were cleared at junction of Ditton Street and Shudrick Lane the flood water level started to drop. Over last 10-15 years there has been known flooding in this part of the town – why has nothing been done? There is clay beneath the buildings in that area which holds the water.

Everyone needs to keep kicking until something is done as they pay their rates;

When were the drains upgraded to take account of the new properties e.g. the new houses on Listers Hill?

Speaker 7 Kerry Scriven

Lives in Ditton Street where there was water in the house but she was fortunate to spot it early and put preventative measures in place.

Something needs to be done.

The speaker has organised a petition – on-line and in the local shops - and that was handed to the Town Council.

There is confusion over how often the gullies are emptied in August 2015 it was said that the drains in Ditton Street were part of an annual programme but the speaker has been told it is actually 4 yearly – whatever the maintenance regime is, it is not often enough as the flooding continues to happen.

Speaker 8 Caroline Speke

The speaker owns Silver Street Dairy. The deluge of water was of biblical proportions. The speaker was alerted by a member of staff that there was water getting into the property and eventually the property had to be pumped out by fire brigade - the water ingress included foul water.

The speaker understands that the nearby drains have not been cleared / jetted / rodded, Any report that is compiled as a result of the recent flooding needs to be made public as should the drain maintenance information including dates when work was done and what was done; if such a report is not planned the Town Council should request one.

A further point was raised by a member of the public that the people doing drain clearance need to be trained properly.

The Chairman took the meeting into formal session.

P104 Apologies for absence

Apologies for absence were received from Councillors Fagan & Keitch

P105 Declarations of Interest

Councillors made Declarations of Interest as detailed in the table below

| Name | Agenda Item | Minute No | Nature of Interest | Type of Interest | Action |
|-----------------|--|------------------|----------------------------|-------------------------|------------------------|
| Cllr J M Fowler | Agenda 8, Yellow Lines - Daido Factory, Winterhay Lane | P110 | resident of Winterhay Lane | Personal | This item was deferred |

P106 Minutes

- A) The minutes of the meeting held on 4 July 2017 were considered **RESOLVED** that the minutes of the meeting held on 4 July 2017 be confirmed as a correct record.
- B) The Office Action Plan relating to the Committee was considered **RESOLVED** to note the action plan.

P107 Police Report

There was no written police report nor were any police related matters raised.

P107 Planning Applications and Listed Building Consents

The Committee considered applications as detailed below:

a) 17/02509/FUL – Unit 2, Harts Close, Ilminster, TA19 9DJ

The change of use of premises from Use Class B1 (light industrial) to B2 (general industrial for vehicle repairs).

Issues discussed included:

- The need to abide by environmental regulations for the proposed use
- Town needs such industry especially if it provides employment opportunities
- Not a major change of use

RESOLVED to recommend approval

b) 17/02554/COU – Townsend Farm, Long Orchard Hill, Kingstone, Ilminster, TA19 0QT

The change of use of buildings from agricultural to storage (Use Class B8) (Retrospective).

Note: 20:16 hrs the Chair took the meeting out of formal session for a member of public to speak regarding the application;

Speaker 9 Toby Hawkey

The speaker lives close to the application site but has not been informed of the application; having recently found out about the application he is opposed to the change of use mainly from the traffic noise point of view. The speaker would like an explanation of what light industrial use means. There is a current traffic weight restriction on the road which is largely ignored. Granting permission would mean a loss of the agricultural heritage. Other neighbours who are unable to be present at the meeting also oppose the application. The main concerns are increased traffic, increased noise and increased pollution

Note the meeting went back into formal session at 20:19hrs

Issues discussed during consideration of the application included:

- Concern that residents near the application site have not been informed
- Concern that the application is part retrospective
- The application site is on a dangerous bend on a road which is a busy shortcut and any increase in vehicles turning onto and from the road is a concern

RESOLVED to recommend refusal on grounds of highway safety including visibility and the existing weight restriction

c) 17/02726/FUL – 2 Higher Beacon, Ilminster, TA19 9AJ

Erection of single storey extension and formation of dormer window to rear to form first floor accommodation.

Issues discussed during consideration of the application included:

- Several properties already have similar extensions

RESOLVED to recommend approval

d) 17/02764/FUL – 75 Herne Rise, Ilminster, TA19 0HH

Erection of single storey side extension, detached garage and boundary wall.

Issues discussed

- Run-off water from the drive
- The advice from the SSDC Highway Consultant

RESOLVED to recommend approval subject to an amended plan being submitted which resolves the pedestrian/ vehicular inter-visibility splay and wall alignment issue raised by the SSDC Highway Consultant

The following decisions made by South Somerset District Council were reported for information. More details are available on the South Somerset District Council Website:

<http://www.southsomerset.gov.uk/planningsearch>

a) 17/01758/FUL – 42 Herne Rise, Ilminster, TA19 0HJ

Demolish existing rear concrete steps and replace with timber decking area and steps
Permission granted subject to conditions

b) 17/01976/S73 – 50 Herne Rise, Ilminster, TA19 0HJ

Application to vary planning condition 2 (approved plans) of approval **16/04445/FUL** to amend the rear door positioning and remove external staircase
Permission granted subject to conditions

c) 17/02116/LBC – The Hermitage, 29 Station Road, Ilminster, TA19 9BE

The carrying out of external alterations by repainting external windows/doors
Permission granted subject to conditions

d) 17/02330/FUL – 27 New Road, Ilminster, TA19 9AF

The erection of a single storey rear extension to dwelling house
Permission granted subject to conditions

e) 17/02271/LBC – National Westminster Bank, 10 East Street, Ilminster, TA19 0AA

Installation of replacement ATM machine
Permission granted subject to conditions

P109 Planning amended plans/additional information

16/05500/OUT – Land South West of Canal Way Ilminster Somerset

Note: 20:31 hrs the Chair took the meeting out of formal session for members of the public to speak regarding the application;

Speaker 10 Trevor Shaw –

As you leave Canal Way and go onto the cyclepath the first field on the left floods badly. The original plan designated this as a play area and holding pool, in the revised plans the holding pool has disappeared and been replaced by play area and MUGA. Water drains into small pipe between Hither Acre and Adams Meadow and lies on top until it drains away which takes 6-7 days; a bigger pipe would cause problems lower down the system. Water is constantly at the top of the ditch and the 4 or 5 grills within the ditch get blocked; the developer does clear the grills from time to time but they do get easily blocked. At the moment the ditch just about stops the houses from being flooded but not the gardens and garages; this flooding would be exacerbated by a larger pipe. The speaker personally clears the ditch about 6 times per year to keep it flowing. The amended plans do not resolve the highways issues that the development will cause.

Speaker 11 Ken Lake

If the development is allowed to proceed in accordance with the submitted plans the traffic throughout Ilminster will become horrendous. The speaker lives in Wharf Lane and there are problems getting onto Canal Way now. The application if approved will increase the number of cars in and around the town by at least 500. When the school moves what will happen to the school grounds – what sorts of conversations need to be had as to what it will be used for?

Note: the meeting went back into formal session at 20:38hrs

a) 16/05500/OUT – Land South West of Canal Way Ilminster Somerset

Outline application for residential development for up to 400 dwellings with associated access.

The amendments are:

- Number of dwellings reduced to 400
- Relocation of open space
- Addendum transport assessment and technical note
- Archaeological evaluation
- Plan showing 2 zebra crossings and alterations to roundabout and access road

Issues discussed during consideration of the amendments to the application included:

- This is an outline application but until there is a full plan much of the detail is unknown - need to keep an eye on everything
- Plans for a new school are not definite
- The land used by Greenfylde School is owned by the Ilminster Education Foundation who are committed to it being used for educational purposes
- The Local Plan says Canal Way is the direction of growth
- Concern about the number of proposed dwellings and lack of infrastructure
- The amended plans still only provide 1 main access road to and from the estate for general use – this goes past the medical centre and possibly a new school
- The revised application still does not address many issues e.g. walk time to town centre and car dependency, impact on highway network especially Canal Way
- The proposed pedestrian crossings will impede the traffic flow and will not allay safety fears at a very busy junction
- The proposed green squares within the development are unlikely to be traffic calming
- How high will the 2.5 storey dwellings be –the visual impact needs to be considered
- Need to attract companies to set up business and provide employment in the town
- Canal Way is a flood plain – what impact will the development have on surface water drainage?
- Possible conflict of interest between landowner and highways responsibilities / advice
- Concerns raised by the Somerset Drainage Board about flooding do not seem to be addressed in the revised plans
- Amended traffic flow figures seem optimistic
- A scheme to encourage use of public transport by the contractors and their employees is referred to in the application but what about public transport availability for residents
- emergency access – still inadequate for emergency services

RECOMMENDED that the amended plans are not accepted as they are inadequate and do not alleviate the previously raised concerns e.g. numbers of dwellings, emergency access, flooding - especially the location and provision of balancing pond, increased traffic, safety concerns and traffic flow if pedestrian crossings installed as drawn on the revised plans

P110 Yellow lines – Daido factory, Winterhay Lane

Request from Daido for yellow lines by their factory entrance -

RESOLVED to defer this item to a future meeting

The meeting closed at 21:02hrs