

A meeting of the **Planning, Highways and Transport Committee** was held on **1 November 2016** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 7.30pm

**Present:**

**Chairman:** Cllr Shearman

**Councillors:** Cllr Burton, Cllr Fowler, Cllr James, Cllr Keitch, Cllr Mackillop, Cllr Shepherd, Cllr Walker, Cllr Fagan, Cllr Kinder

**Officers in attendance:** Miss J Norris (Town Clerk) and Mrs J Skinner (Administration Officer)

2 members of the public attended the meeting

**P31 Apologies for absence**

Apologies for absence were received from Cllr James, Cllr Drayton, Cllr Southern, Cllr Belobaba and Cllr Swann

**P32 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 V Keitch	Agenda No 5c 16/04060/FUL, Factory Site Dowlish Ford, Greenway Dowlish Ford, Ilminster and Agenda No 5d 16/04199/FUL, The Lodge, Greenway, Dowlish Ford, Ilminster, TA19 0PF	35 c & d	As a District Councillor may need to consider and vote on application	Personal	Spoke but did not vote

**P33 Minutes**

**A)** To confirm the minutes of the meeting held on Tuesday, 4 October 2016 as a correct record.

**RESOLVED** that the minutes of the Planning, Highways and Transport Committee held on 4 October 2016 be confirmed as a correct record.

**B)** The Office Action Plan relating to the Committee was considered.

Issues discussed included:

Bus service – no response has been received from Somerset County Council so a reminder has been sent.

- Parking if A303 closed – no workable solution has been found

Note: Cllr Shepherd arrived at 19.35hrs

Chairs Initials

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- Parking in Ilminster - the issues raised with the Town Council have been forwarded to the responsible bodies, the Town Council has no remit for any further action
- Identify location for new bus stops - further information is awaited from the County Council regarding pavement widths and other location requirements
- coach parking - this is important to help bring people into the town
- additional bus shelters -this may be a project that would attract grant funding
- Free car parking - the District Council has

#### **RESOLVED**

- (i) that the Bus Service item remains on the action plan
- (ii) that Parking in Ilminster when A303 is closed should be removed from the action plan
- (iii) that Parking in Ilminster be removed from the action plan
- (iv) that Free Car Parking be removed from the action plan

#### **P34 Police Report**

There was no written police report and no policing matters were raised or reported.

#### **P35 Planning Applications**

The Committee considered the applications as detailed below:

##### **a) 16/03629/FUL, Co-operative, Cornhill Market Place, East Street, Ilminster TA190AW**

The installation of an ATM machine.

(Previous application 12/04264/FUL dated 01.11.12 for installation of internal illuminated 24 hour ATM cash machine into front elevation) application permitted with conditions. The Town Council's response was "Recommend approval subject to discreet lighting and signage in keeping with a conservation area and police consulted and satisfied with security.")

#### **RESOLVED TO RECOMMEND APPROVAL**

##### **b) 16/03630/ADV, Co-operative, Cornhill Market Place, East Street, Ilminster TA19 0AW**

The display of 1 No. non illuminated logo panel above ATM machine.

#### **RESOLVED TO RECOMMEND APPROVAL**

NB: The Chairman took the meeting out of formal session at 19.52hrs to enable a member of the public to speak

Mrs Garland provided background information about the application: there is an existing agreed planning application which the new application refreshes; the new application takes account of advice provided by the SSDC Planning Officers; the emphasis is on the residential accommodation as there is a struggle to let industrial / office units at moment due to the recession. There is an outstanding issue in that the existing flood risk assessment has to be updated in line with new government guidelines. The plans for the Lodge building have not changed from the previous application.

NB: The Chairman took the meeting back into formal session at 19.55hrs

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- c) **16/04060/FUL, Factory Site Dowlish Ford, Greenway Dowlish Ford, Ilminster**  
Conversion, alterations and extension to existing mill and lodge buildings and the demolition of an existing industrial building and the erection of a replacement building to form a total of 10 No. dwellings with associated parking.

Issues discussed during consideration of this application included:

- Any flooding issues will be dealt with in the flooding report
- The plans show a good quality development
- Cllr Keitch has visited the site as a District Councillor

**RESOLVED TO RECOMMEND APPROVAL**

- d) **16/04199/FUL, The Lodge, Greenway, Dowlish Ford, Ilminster, TA19 0PF**  
Application for alterations and erection of extensions.

**RESOLVED TO RECOMMEND APPROVAL**

- e) **16/04445/FUL 50 Herne Rise, Ilminster TA19 0HJ**  
The erection of a two storey rear extension to dwelling house.

Discussions during consideration of this application included:

- Area is liable to subsidence and soil movement
- Potential of works to dig foundations on neighbouring property
- Overlooking into neighbouring properties and resulting privacy issues
- Poor quality plans and information provided

**RESOLVED TO RECOMMEND REFUSAL** on the following grounds

- (i) Potential subsidence issues have not been adequately addressed
- (ii) Concerns that the privacy of neighbouring properties will be affected
- (iii) Lack of detail on the plans e.g. dimensions
- (iv) No clear evidence that the concerns previously raised have been satisfactorily addressed and resolved

**P35 Planning Decisions made by SSSDC**

The following decisions made by South Somerset District Council and were reported for information. For more details, please see South Somerset District Council Website:

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

- a) **16/03479/FUL, 1 Wadham Close, Ilminster TA19 9BH (GR: 335477/114836)**  
The erection of a detached building to provide ancillary accommodation to main dwelling (Revised application)

**REFUSE PERMISSION**

- b) **16/01167/FUL 20 Silver Street, Ilminster TA19 0DN**  
Change of use of building from solicitors office (use class A2) to a dwelling, internal and external alterations to include insertion of a window to west elevation

**Grant permission**

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- c) **16/00833/LBC 20 Silver Street, Ilminster TA19 0DN**  
The carrying out of internal and external alterations to include change of use of building to dwelling and installation of new window on west elevation.  
**Grant Consent**
- d) **16/03718/S73A Russetts, Winterhay Lane, Ilminster, Somerset, TA19 9BB**  
Application to vary condition No 02 (approved plans) of 15/05326/FUL to vary materials  
**Grant permission**
- e) **16/03579/FUL The Old Toll House, 138 Station Road, Ilminster, TA19 9PW**  
Erection of gate to side of dwelling house, erection of garden shed and fences and siting of an oil tank (retrospective)  
**Grant permission**

**P36 Lighting to Swan Precinct, Ilminster**

The meeting considered consider what action, if any, the Town Council wished to take regarding a lighting scheme for Swan Precinct

Issues discussed during consideration of this agenda item included:

- the traders do not necessarily want the precinct lit due to fears it would increase vandalism
- the land is privately owned
- providing lighting is not a main town council responsibility
- the possibility of using a “green” power source rather than electricity

**RESOLVED** that no further action be taken regarding the possibility of the Town Council providing lighting in Swan Precinct.

The meeting closed at 20.29hrs.

Chairs Signature & Date