

A meeting of the **Planning, Highways and Transport Committee** was held on **6 December 2016** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19.30hrs

Present:

Chairman: Cllr Shearman

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

Officers in attendance: Miss J Norris (Town Clerk)

4 members of the public attended the meeting

P37 Apologies for absence

Apologies for absence were received from Cllrs Fagan, Mackillop and Sothern.

P38 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 Fowler	Agenda No 7 Wildlife and Countryside Act 1981 – Section 53 Application to upgrade footpath CH 32/20 (Green Lane) to a restricted byway, Ilminster	43 & 44	Lives at the end of Winterhay Lane	Personal, pecuniary & prejudicial	Left the room
	Agenda No 8 Wildlife and Countryside Act 1981 – Section 53 Application to upgrade footpath CH 32/21 (Winterhay Lane) to a restricted byway, Ilminster				
	Agenda 5c 16/04612/FUL, Daido Industrial Bearings Europe, Winterhay Lane, Ilminster, TA19 9PH NB: this interest was declared at 19:53hrs when the matter was under consideration	41C	Lives at the end of Winterhay Lane	Personal	Spoke
Cllr M James	Agenda 5d 16/04948/LBC, The Dyers Building, 21 Silver Street, Ilminster, TA11 0DH NB: this interest was declared at 19:58hrs	41d	Works in the building	Personal	Spoke and voted

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
	when the matter was under consideration				
Cllr T Walker	Agenda 5b 18 Silver Street	41 B	Knows owner	Personal	Spoke

P39 Minutes

A) The minutes of the meeting held on Tuesday, 1 November 2016 were considered.

RESOLVED that the minutes of the meeting held on 1 November 2016 be confirmed as a correct record

B) To consider the Office Action Plan relating to the Committee.

RESOLVED

(i) to note the action plan

(ii) to remove item No 1 "Bus Service from the action plan

Issues discussed during consideration of the office action plan included:

- The Town Council's role in relation to public transport and bus stops

P40 Police Report

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

P41 Planning Applications

The Committee considered the applications as detailed below:

a) 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. (PARISH COUNCIL CONSULTATION – AMENDED PLANS/ADDITIONAL INFORMATION – BAT ROOST SURVEY REPORT UPDATE).

RESOLVED

(i) receipt of the bat roost survey report is noted

(ii) the contribution regarding rights over the land published on-line with the application documents is noted

b) 16/00840/FUL, 18 Silver Street, Ilminster, TA19 0DJ

Proposal for change of use of building from A2 (financial and professional services) to create two retail units (class A1) on the ground floor and 4 serviced offices (class B1a) to the first floor, internal and external alterations to include replacement of windows and doors.

Issues discussed during consideration of this application included:

- Lots of information provided as part of the application
- The building has been empty for some time so hopefully approval of the application would bring it back into use
- Right of access is not a planning issue

RECOMMEND APPROVAL

Note: Cllr Walker declared a personal interest in this application at the start of the meeting.

- c) **16/04612/FUL, Daido Industrial Bearings Europe, Winterhay Lane, Ilminster, TA19 9PH**
Proposal for Installation of extraction flue.

Issues discussed during consideration of this application included:

- Reassurance is needed regarding emissions, this could be given by South Somerset District Council Environmental Health Officers
- The contributions from members of the public about emissions raise valid and serious concerns
- Daido are a valued employer
- Chemicals etc have been used in Daido's premises for many years
- EU regulations regarding emissions are stringent

RECOMMEND approval subject to Environmental Health Officer agreement and / or recommendations

NB: 19.53hrs Cllr J Fowler declared a personal interest as she lives at end of Winterhay Lane

- d) **16/04948/LBC, The Dyers Building, 21 Silver Street, Ilminster, TA11 0DH**

Proposal to repair and replace windows to side and rear elevations.

Issues discussed during consideration of this application included:

- the window needs to be in keeping with the building and the area

RECOMMEND approval

NB 19:58 hrs Cllr James declared personal interest – works in the building

- e) **16/04045/ADV The Shrubbery Hotel, Station Road, Ilminster TA19 9AR**

Remove existing post mounted sign and display of 1 No internally illuminated projecting sign.

Issues discussed during consideration of this application included:

- The proposed sign is smaller than the existing sign
- Brightness levels of illuminated sign

RECCOMEND approval subject to the Conservation Officer being happy with the light levels as the proposed sign is within a conservation area.

P42 Planning Decisions made by SSDC

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

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

- a) **16/03629/FUL, Co-operative, Cornhill Market Place, East Street, Ilminster, TA19 0AW**

The installation of an ATM machine.

Grant Permission

- 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.

Grant Consent

Note: 20:05hrs having declared a prejudicial interest, at the start of the meeting, regarding agenda items 7 & 8 Cllr Fowler left the room

P43 Wildlife and Countryside Act 1981 – Section 53 Application to upgrade footpath CH 32/20 (Green Lane) to a restricted byway, Ilminster

To consider the Town Council's response to the consultation and request for information regarding an application from South Somerset Bridleways Association to upgrade footpath CH 32/20 to a restricted byway.

Issues discussed during consideration of this application included:

- Possible vehicular rights
- We don't hold any documents

RESOLVED to support the application for footpath CH 32/20 (Green Lane) to be upgraded to a restricted byway

P44 Wildlife and Countryside Act 1981 – Section 53 Application to upgrade footpath CH 32/21 (Winterhay Lane) to a restricted byway, Ilminster

To consider the Town Council's response to the consultation and request for information regarding an application from South Somerset Bridleways Association to upgrade footpath CH 32/21 to a restricted byway

RESOLVED to support the application for footpath CH 32/21 (Winterhay Lane) to be upgraded to a restricted byway

The meeting closed at 20:15hrs