

A meeting of the Planning, Highways and Transport Committee was held on 07th June 2016 in the Council Chamber, Council Offices, North Street, Ilminster commencing at 7.30pm

Present:

Chairman: Cllr Shearman

Councillors: Cllr Albin, Cllr Burton, Cllr Drayton, Cllr Fagan, Cllr Keitch, Cllr Sothern, and Cllr Swann

Officers in attendance: Mrs Theresa Loveless (Administration Officer), Miss Nicola McIntosh

Members of the Public: No members of the public attended this meeting.

P1 Apologies for absence

Apologies for absence were received from Councillors Fowler and Shepherd

P2 Declarations of Interest

No Declarations of Interest were made.

P3 Minutes

A) To confirm the minutes of the meeting held on Tuesday 10th May 2016 as a correct record.

RESOLVED that the minutes of the Planning, Highways and Transport Committee held on 10th May 2016 be confirmed as a correct.

B) The Office Action Plan relating to the Committee was considered. Issues discussed included.

- Item 1. Lighting in Swan Precinct – Councillors were informed that negative feedback had been received from shop keepers in this area who were not in favour of lighting due to concerns with young people congregating at night.
- Suggestions to install small light poles for Health & Safety reasons.
- Cllr Keitch will raise this at the next PACT meeting (Partners & Communities Together).
- Item 8. Free Car Parking for 2 hours – This has been discussed at District, no changes to be made. Town Clerk will inform Chamber of Commerce.
- Item 3. Parking in Ilminster when A303 Closed. – Not practical, unrealistic request, remove from Action list.

P4 Police Report

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

P5 Planning Applications

The Committee considered the applications as detailed below:

a) 16/02068/LBC, 27 East Street, Ilminster Somerset TA19 0AN

Replace rear ground floor window

Discussions during consideration of this application included.

- All works to be carried out at rear of house not visible

RECOMMEND approval

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b) 16/01922/ADV, Former Ladies Public Convenience West Street, Ilminster TA19 9AA

Display of 3 No. non illuminated fascia signs.

Discussions during consideration of this application included:

- Plan slightly different in size compared to original plan – reduced in size
- Size of signage and being on the edge of conservation area, acknowledged signs have been reduced already
- Information on signage
- Concerns over colour choices
- Conservation area boundary
- Whether the signs could be toned down? Concerned it would be slightly garish

RECOMMEND approval

c) 16/02024/FUL, 1 Wadham Close, Ilminster, Somerset TA19 9BH

Issues discussed during consideration:

- 1st application made from this property was approved as an extension, this application is a separate ancillary dwelling.
- Conditions to confirm not to let the property, only to be used as part of the house
- Query about roof, whether it projects over the fence as close to boundary
- No comments from any neighbours.
- Is this sustainable
- Possible overdevelopment

RECOMMEND refusal on the grounds of visual amenity and materials unsuitable for location.

d) 16/02145/FUL, 13 Riec-Sur-Belon Way, Ilminster, Somerset TA19 9BF

The erection of a single storey extension.

Issues discussed during consideration:

- No further comments to add

RECOMMEND approval

P6 Planning Decisions made by SSDC

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

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

a) 14/02474/OUT, Land at Shudrick Lane Ilminster, TA19 0AR

Demolition of existing farm buildings, erection of up to 220 No. dwellings (Class C3), creation of vehicular access from Shudrick Lane and Townsend/Long Orchard Hill, public open space and associated landscaping and engineering works (Outline Application).

Refuse Permission for the following reasons:

- 1 The proposed development by reason of its scale and location is contrary to the Council's local plan housing strategy and its strategy for growth for Ilminster, constituting a significant sized housing development outside of the Council's identified Direction of Growth for the town. The proposal is therefore contrary to Policy PMT3 and SS5 of the South Somerset Local Plan (adopted 2015).
- 2 Insufficient information has been submitted to the Local Planning Authority to demonstrate that the development is acceptable in terms of traffic impact and highway safety at the Townsend/Bay Hill junction, and that the proposal would be served by safe and suitable means of

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accesses for all people. The proposal is therefore contrary to Policy TA5 (bullet points 2 and 3) of the South Somerset Local Plan (adopted 2015) and to Paragraph 32 (bullet point 2) of the NPPF.

- 3 The proposed development would have an adverse impact upon the significant and setting of designated heritage assets within the locality. The proposed development is therefore contrary to Paragraph 134 of the NPPF>
Comments -

- b) **15/05654/FUL, 18 Fairfield, Ilminster, Somerset, TA19 9PE**
Formation of 2 No dormer windows to front elevation. (GR: 335337/114744)
Permission granted subject to conditions

- c) **16/01328, 16 New Road, Ilminster, TA19 9AE**
Erection of two storey extension. (GR: 335823/114839)
Permission granted subject to conditions

- d) **16/00747/FUL, 1 Wadham Close, Ilminster, Somerset TA19 9BH**
the erection of a single storey extension to front of dwelling house.
Permission granted subject to conditions.

The Meeting closed at 20.05pm

Chair's Signature & Date
