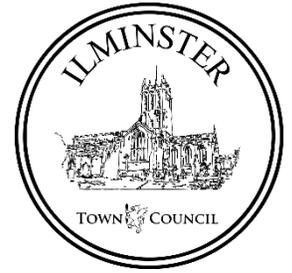


# ILMINSTER TOWN COUNCIL



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Town Clerk: Joy Norris MILCM ACIS MSc

Date: 31 July 2019

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** will take place on **Tuesday 6<sup>th</sup> August 2019** in the Council Chamber, Council Offices, North Street, Ilminster starting at **19:30 hrs.**

The public are welcome to attend this meeting. Members of the public are invited to ask questions or raise issues relevant to the work of the Council. The overall time available for this session is restricted to 15 minutes unless the Chair decides otherwise. Individual speakers are restricted to 3 minutes and are asked not to repeat points that have been made previously. It is helpful if potential contributors can make themselves known to the Town Clerk before the meeting so that the session can be programmed effectively.

Public participation is not part of the formal meeting of the Council however a note will be made of matters raised and recorded at the start of the minutes of the meeting.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any application. Any decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

The Agenda for the meeting is given below. All plans are available to view at South Somerset District's website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) or in the Town Council office.

Joy Norris  
Town Clerk

## AGENDA

### 1 Apologies for absence

To receive apologies for absence from Councillors unable to attend the meeting.

### 2 Declarations of Interest

To receive any declarations from Councillors and Officers of interests in respect of matters to be considered at this meeting, together with an appropriate statement regarding the nature of the interest.

### 3 Minutes

To confirm the minutes of the meeting held on 21 May 2019 as a correct record.

### 4 Notes of Non-Quorate Planning, Highways and Transport Meeting, 2 July 2019

To receive, for information, the notes of the Planning, Highways and Transport Committee held on 2 July which was not quorate.

### 5 Office Action Plan

To consider the Office Action Plan relating to the Committee

### 6 Police Report

This agenda item provides an opportunity for the Police to report on any matters relevant to policing in Ilminster.

### 7 Planning Applications

The Committee is asked to consider the following applications:

#### a) 19/01599/HOU - 22 The Crescent Ilminster TA19 0ER

Demolition of an existing conservatory and the erection of a single storey extension

#### b) 18/02844/FUL – The Shrubbery Hotel, Station Road, Ilminster TA19 9AR

Erection of 5 no holiday lets and alterations to car parking (Revised application)

The amendment is location and design of holiday lets.

The previous application was considered by the Planning Highways and Transport Committee at its meeting on 6 November 2018; Minute P220 c reads

#### ***Application No. 18/02844/FUL – The Shrubbery Hotel, Station Road, Ilminster TA19 9AR***

*Erection of 5 no. holiday lets and alterations to car parking (revised application)*

*Issues discussed during consideration of this application included:*

- The application is for the erection of modular buildings*
- The impact of the proposal on the listed tree is minimal*
- The developer has confirmed during a site visit that there is no reduction to the existing parking provision*
- Issues raised during consideration of the previous application do not appear to have been addressed in the application under consideration i.e. surface water run off; undermining of the hill and overlooking of existing buildings*
- Existing drainage provision (from the former swimming pool) will be used*
- There is no overlooking onto individual dwellings, 2 of the proposed 5 buildings will look at a laurel hedge which bounds existing buildings and will form a visual barrier.*
- The buildings are bedrooms only, there is no lounging / terrace area for outside use which could lead to additional noise*
- The proposal is that the buildings will be over spill rooms which enable the hotel to provide accommodation for coach tours. First room allocation will be within the hotel.*
- The existing car park does get very full*
- The establishment advertises itself as a conference centre as well as a hotel*
- This is a far better proposal than the original submission*

***RESOLVED to recommend approval***

c) **19/01777/OUT – Land adjacent 1 Greenway, Dowlish Ford, Ilminster TA19 0PJ**  
Outline application for the erection of a detached dwelling including access

d) **19/01547/HOU – 21 Blackdown View, Ilminster TA19 0AZ**  
Proposed new boundary wall, driveway and porch to property

**8 Planning Decisions made by SSDC**

Decisions made by South Somerset District Council are reported for information. For more details, please see South Somerset District Council Website:

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

- a) June Monthly list of decisions made
- b) July Monthly list of decisions made

**9 Bus Shelter, Orchard Vale (near the Library)**

**a) Land**

To agree that the Town Council are willing to take responsibility from South Somerset District Council for land at Orchard Vale for the purpose of providing a bus shelter

**b) Provision and maintenance**

The Town Clerk has received an offer of a donation towards the purchase and erection of a bus shelter from persons wishing to remain to anonymous. The Town Council would be responsible for all future maintenance costs and is requested to formally resolve that it is willing to accept responsibility for the maintenance costs.

**10 Grit Bins**

To consider whether or not the Town Council will provide additional salt bins and, if it is willing to do so, the location for the new provision.

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Planning, Highways and Transport Committee Members:

Councillors Burton, Higgins, James, Mackillop, Shearman, Swann, Taylor, and Wilcock