

A meeting of the **Planning, Highways and Transport Committee** was held on **6 August 2019** in the Council Chamber, Council offices, North Street, Ilminster, TA19 0DG commencing at 19:30hrs

**Present:**

**Chair:** Cllr A Shearman

**Committee Members:** V Higgins, M James, I Mackillop, R Swann, L Taylor and L Wilcock

**In Attendance**

**Councillors:** Dewick, Shepherd

District Cllr -B Hamilton

County Cllr L Vijeh

**Officers:** Miss J Norris (Town Clerk)

3 members of the public attended the meeting.

**Speaker 1 - District Councillor**

Concerns had been raised with the District Councillor about parking in Ashcombe Court. Non-residents are using the road during the day for parking; a request has also been made for a disabled parking space

**Speaker 2**

Was from the Agent organisation for the application regarding land adjacent to 1 Greenway, Dowlish Ford. The application is for outline permission for a detached dwelling, parking and garden, and includes access & layout. The application site is considered to be in a relatively sustainable location and the proposed building would not adversely affect visual amenity. The pathway would be extended to improve safety.

**Speaker 3**

Spoke regarding the revised planning application for the Shrubbery Hotel; in the speaker's view the revised application is completely different to original application as it is for 2 storeys at the western end and the previous application was for single storey lodges at the eastern end; also a revised design and access statement should be required.

The revised application is likely to involve work to a significant Cedar tree and possibly it's complete removal; there would also be an impact on existing retaining wall. The proposal would impact upon neighbours view and privacy.

**P269 Apologies for absence**

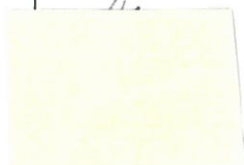
An apology for absence was received Cllr Burton.

**P270 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
L Taylor	Agenda No 7b; 18/02844/FUL – The Shrubbery Hotel, Station Road, Ilminster TA19 9AR	275b	Lives near the Shrubbery Hotel	Personal	Did not speak or vote

Chair's initials



**P271 Minutes**

The minutes of the meeting held on 21 May 2019 were considered.

**RESOLVED** that the minutes of the meeting held on 21 May 2019 be confirmed as a correct record.

**P272 Notes of Non-Quorate Planning, Highways and Transport Meeting, 2 July 2019**

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

**P273 Office Action Plan**

The Office Action Plan relating to the Committee was considered and noted.

**P274 Police Report**

This agenda item provides an opportunity for the Police to report on any matters relevant to policing in Ilminster. There was no written police report nor were any items raised.

**P275 Planning Applications**

The Committee considered the following applications and agreed their comments and recommendations to be forwarded to South Somerset District Council:

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

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

**RESOLVED** to recommend approval

**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.

Issues discussed during consideration of this application included:

- The revised application is a very different plan to the original application
- The reason for the original application was to be able to accommodate coach parties
- Cedar tree could be affected
- Potential overlooking of existing properties
- Drainage
- The proposal, if approved will exacerbate existing car parking problems, whereby at busy times the hotel car park is full and people park on the adjacent road.
- Extra rooms will mean more people being accommodated who will travel by car and thus increase the number of cars using the car park

**RESOLVED** to recommend refusal

**c) 19/01777/OUT – Land adjacent 1 Greenway, Dowlish Ford, Ilminster TA19 0PJ**

Outline application for the erection of a detached dwelling including access

Issues discussed during consideration of this application included:

Chair's initials

- Access will be changed and that will impact on hedgerow;
- A visibility splay will be required –
- A previous application was rejected access / visibility grounds
- The application site flooded last year
- The information provided on the application form does not match the submitted plan

**Note:** 19:55 hrs The Chair took the meeting out of formal session in order for the representative from the Agent organisation to speak. The speaker made the following points:

- The alterations to the existing access are not significant
- On the flood map for planning the application site is in flood zone 1
- The application site is not within 20metres of a watercourse

**Note:** 19:56hrs The Chair took the meeting back into formal session

The Committee continued their discussion:

- An Environmental Impact Assessment should be requested
- The application underestimates the flood impact on the area of the proposal

**RESOLVED** to recommend refusal on the following grounds:

- (i) the information provided on the application form does not match the submitted plan
- (ii) inadequate research especially regarding flooding in the area
- (iii) damage to an existing hedgerow,
- (iv) flood risk to the application site
- (v) in adequate access

**d) 19/01547/HOU – 21 Blackdown View, Ilminster TA19 0AZ**

Proposed new boundary wall, driveway and porch to property

**RESOLVED** to recommend approval

**P276 Planning Decisions made by SSDC**

Decisions made by South Somerset District Council during June and July were reported for information.

**P277 Bus Shelter, Orchard Vale (near the Library)**

**a) Land**

The meeting considered whether or not the Town Council was willing to take responsibility from South Somerset District Council for land at Orchard Vale for the purpose of providing a bus shelter

Issues discussed during consideration of this agenda item included:

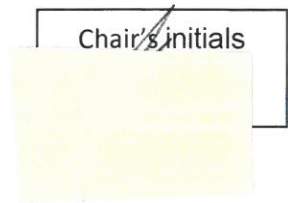
- The bus stop is well used

**RESOLVED** that the Town Council is 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.

Chair's initials



Consideration was given to whether or not the Town Council is willing to accept responsibility for the maintenance costs of a donated bus shelter.

Issues discussed during consideration of this agenda item included:

- Will planning permission be needed?
- The possibility of the shelter having a green roof
- The possibility of advertising on the shelter to bring in funds for maintenance

**RESOLVED**

- (i) that the Town Council accepts the donation towards the purchase/ installation cost of the bus shelter and
- (ii) that the Town Council accepts responsibility for the insurance, maintenance etc costs of the donated bus shelter.

**P278 Grit Bins**

Consideration was given to the provision of additional salt bins in the town.

Issues discussed during consideration of this agenda item included:

- There are 3 salt bins on Blackdown View but they have not been filled for several years
- Would it be possible to re-locate the existing bin at the bottom of Blackdown View to make it more accessible for the fire station?
- A salt bin on Herne Rise would be beneficial
- New Road / Hill View Terrace would benefit from a salt bin
- The possibility of working with Yarlington to provide a salt bin on Herne Rise
- The County Councillor said that her August Report would include information on the 2019/20 winter salting regime

**RESOLVED** that subject to the identification and approvals of locations the Town Council purchase salt bins for Herne Rise And New Road / Hill View Terrace.

The meeting closed at 20:25hrs

Chair's Signature & Date

