

A meeting of the **Planning, Highways and Transport Committee** was held on **2<sup>nd</sup> March 2021** via Skype commencing at 19:30hrs

**Present:**

**Chair:** Cllr A Shearman

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

**In Attendance:**

**Councillors:** Cllr P Burton, Cllr S Shepherd, Cllr V Keitch and Cllr B Hamilton

**Officers:** Julie Earp (Deputy Clerk) Hayley White (Town Clerk)

**Two speakers**

**The Deputy Clerk spoke on behalf of the resident as speaker one and read out the following email:**

I realise you are a very busy person with all your council duties, but I would be very pleased if you would provide some assistance re the situation below. I am not very certain who to contact to get things done and I understand the highways department are rather dismissive and unhelpful. I have become aware that Ashcombe Court as a whole, is making a massive over contribution to the council tax budget (see appendix notes at foot of this email) and as such I would expect the local authority to take more notice about the state of Ashcombe Lane which is devaluing our properties. My specific complaints are as follows.

(a) The road condition is very poor and needs attention and the traffic calming cobble stones extend onto the pavement and this section should be removed. There are lots of very elderly people who use these paths and they are a trip hazard.

(b) The lane is becoming a public car park for all types of long stay vehicles when there are 2 low cost public car parks nearby. One is only 50 Yds further up the road and the other (opposite the playing field) is less than 300 Yds away and very convenient for town shopping. When you confront drivers and ask why they park here they tend to be abusive rather than considerate. No council officials up to now have been prepared to place any restrictions on this parking.

I understand that there are properties in Silver St (opposite Ashcombe Ln,) which have been converted into flats and this will increase the demand for local parking. When the council approved this conversion did they stipulate that the tenants should use off road parking.

My personal preferences about parking restrictions in Ashcombe Ln are as follows:

(a) No vans other than used by contractors working in Ashcombe Court.

(b) The existing inset into the pavement should be reserved for emergency vehicles / pickup point for disabled residents.

(c) I understand the difficulty if people wish to do a quick shop eg at the pharmacy, the fruit shop, or the butchers and there is no parking availability in Silver St so I think there should be 20 minute parking limit in Ashcombe Ln.

The value of Ashcombe Court properties has not followed the normal property trend so the council tax band selected in the 1990s is no longer appropriate and it would require an Act of

Parliament to make a change so we have to accept the excess payments but in return we should get a lot of helpful consideration.

There are 32 properties on site paying council tax on the same council band F. All 2 bedroom terraced cottages are identical apart from 2 which are slightly larger and all apartments are the same except 2 which are larger. Using present day valuations with the aid of the Nationwide calculator the banding on the 28 standard properties should be D instead of F which is £801 per property with current taxation levels. The overall excess for these properties is £22,428. I have assumed that the other 4 properties should be on E rather than F which is an overpayment of £400 per property ie £1600 excess for these properties. The overall excess payment is just over £24000 for period 2019/2020.

The Chair of the committee thanked the resident for the email and this would be added to the next agenda to discuss.

### **Speaker two**

As one of the co-owners of the Gooch and Housego building, the speaker came to talk about the change of use application that had been submitted together with the retrospective consent. The works that are planned for the future of the back of building are now being developed and the speaker wanted the Town Council to be aware of the proposed changes and give the Council the opportunity to ask any questions regarding any of the works as they move forward. They have applied for an alcohol and premises licence and one of the rooms to the front will be a bar.

The next stage involved the development at the back of the building. The plan is to convert to residential. The speaker has been in touch with the residents on North Street, so they are already aware of the plans. They want the town to be involved. When the properties are completed, these funds will help to raise money to carry on with additional projects.

Cllr Keitch highly recommended to the speaker that they contact SSDC and ask for a pre-application meeting. This will help to iron out any issues before putting in a planning application for the residential properties.

The Chair thanked the resident for coming and looked forward to seeing how the project developed.

### **P398 Apologies for absence**

Cllr James

### **P399 Declarations of Interest**

No declarations of interest were made in respect of any items on the Agenda.

### **P400 Minutes**

The minutes of the meeting held on 2<sup>nd</sup> February 2021 were considered.

**RESOLVED** that the minutes of the meeting held on 2<sup>nd</sup> February 2021 be confirmed as a correct record.

### **P401 Orchard Vale Disabled Post and Sign**

Consideration was given to the updated information provided by the Traffic Management team at Somerset County Council regarding the cost of installing a post and sign next to the disabled space along Orchard Vale near the Tesco garage.

**RESOLVED** that the cost is too prohibitive and not viable for that one space.

**P402 Speed signs/Traffic Calming Measure at Sea**

Consideration was given to the current findings regarding the speed signs or traffic calming measures at Sea.

The parish boundary is difficult to identify. Cllr Vijej was hoping to attend the meeting as she has some knowledge on the situation and has been investigating with Donyatt Parish Council for some time.

**RESOLVED** to follow up with Linda to try and organise a joint parish meeting to see if there is anything that can be done.

**P403 Planning Applications**

The Committee considered the following applications:

**(a) 20/03591/HOU – 17 Heron Way Ilminster TA19 0BX**

Erection of a conservatory to rear of dwelling

Issues discussed during consideration were:

There are other similar additions on the estate.

No objections had been noted on the planning website.

No other observations.

**RESOLVED** to recommend that South Somerset District Council accept the planning application.

**(b) 21/00334/HOU – 73 Summerlands Park Avenue Ilminster TA19 9BU**

Single storey front extension

Issues discussed during consideration were:

Images show other properties already have extensions to the front.

It was noted that no objections had been reported on the SSDC website. The two comments from neighbouring properties support the application.

No other observations.

**RESOLVED** to recommend that South Somerset District Council accept the planning application.

**(c) 20/03251/HOU – Wyldewood Lodge 21 The Beacon Ilminster TA19 9AH**

Erection of a single storey extension to side of dwelling to create additional living space

Issues discussed during consideration were:

The property is not highly visible from the road.

There are no close neighbours to where the extension is proposed.

No other observations.

**RESOLVED** to recommend that South Somerset District Council accept the planning application.

**(d) 21/00194/HOU – 7 Summervale Mews Wharf Lane Ilminster**

Erection of a conservatory

Issues discussed during consideration were:

It was advised that there was an amendment to the plans in relation to the drainage provision of the extension.

There were other conservatories in the area.

No other observations.

**RESOLVED** to recommend that South Somerset District Council accept the application in accordance with the District Council's planning requirements for surface and run off water.

**(e) 20/03246/HOU – 122 Blackdown View Ilminster TA19 0BG**

Single storey rear extension and extension to front porch. Improved vehicular access and parking arrangement for 3 cars.

Issues discussed during consideration were:

Support was given to the idea of removing cars off the road on Blackdown View.

No other observations.

**RESOLVED** to recommend that South Somerset District Council accept the application.

**(f) 21/00521/HOU – 71 Summerlands Park Avenue Ilminster TA19 9BU**

Adding to existing single storey extension at the front of the property. Alterations to the design and reintroduction of chimney.

This planning permission was removed by South Somerset District Council.

**P396 Planning Appeals**

No planning appeals.

**P397 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>

The meeting closed at: 20:10 hrs