

Minutes of the **Planning, Highways and Transport Committee Meeting**
held on **5th September 2023** at **19:30** hrs at the **Arts Centre, The Meeting House,**
East Street, Ilminster TA19 0AN

Chair: Cllr A Shearman

Committee: Cllr M James, Cllr J Karchud, Cllr P Sellers, Cllr N Tinson

Officers J Earp (Deputy Town Clerk), V Freeman (Administration Officer)

In attendance: 6 members of the public, Cllr B Jenner-Hurford, Cllr S Osborne

23-0051-PHT

Public Forum

Member of the public 1

A local resident addressed Members regarding Agenda item 8. The resident wanted to outline her objections to the application.

Objections included:

The disastrous impact on the town's infrastructure,
Having one entry/exit will cause chaos at peak times,
There needs to be safe and easy access to the schools,
Inadequate emergency access,
The flooding impact,
The phosphate issue,
Plus numerous other issues.

Member of the public 2

A local resident addressed Members as the applicant of Agenda items 9b and 9c.

The resident advised Members that they have been working with a conservation surveyor to update the property to make it more suitable for modern living.

Neighbours have been consulted regarding the plans.

They have been advised that they could apply to have the property delisted.

The resident advised Members that she was happy to provide any clarification when the applications were discussed.

Member of the public 3

A local resident addressed Members over his concerns regarding the grass cutting, rewilding, the cutting of hedges and the drains.

The resident advised Members that when Somerset Council cut the grass they don't collect the grass cuttings and it gets blown on to the cycle path and down the drains.

The resident was advised that Members will be discussing the grass cutting in Ilminster during Agenda item 7.

23-0052-PHT

Apologies for absence

Cllr M Gunn

Cllr B Hamilton

Cllr I MacKillop

The Clerk has confirmed that reasons have been provided.

- 23-0053-PHT** **Declarations of interest**
There were no declarations of interest.
- 23-0054-PHT** **Dispensations**
There were no dispensations requested or granted.
- 23-0055-PHT** **Minutes**
Members **RESOLVED** by 4 votes for that the Minutes of the meeting held on 1st August 2023 as a correct record.
Proposer Cllr Shearman **Seconded** Cllr James
- 23-0056-PHT** **New Road Parking**
This Agenda item was deferred to the September committee meeting as the Member of the public who wished to address Members sent his apologies as was unexpectedly unable to attend the meeting.
- 23-0057-PHT** **Grass Cutting in Ilminster**
Members **NOTED** the report.
A meeting has been held between officers and representatives from Somerset Council.
Somerset Council are still in the process of putting together a map of the areas they are responsible for in Ilminster.
Somerset Council have been contacted by a local community group regarding the location of rewilding signs. The Town Council were not consulted.
It will take time to bring all the areas together.
- 23-0058-PHT** **Planning Application 16/05500/OUT**
Members discussed the above application.
Discussions included,
There is a high density of homes with only one entrance/exit road.
Loss of prime agricultural land.
There are trees within the development that have TPOs on them
One of the roads leading on to the access roundabout hasn't been adopted and therefore no giveway/stop signs.
Can the roundabout support the increased volume of traffic.
Point of access a key issue, no other development of this size within the town only has one point of entry/exit.
The impact on existing services and amenities within the town eg doctors
Can the current drainage system in Ilminster support the new housing.
The balance ponds are not adequate.
Potential for increased flooding risk within the town.
Ilminster has flooded 5 times in the last 20 years.
Further clarification is needed on phosphates credit scheme and offset mitigation rights.
Every application is discussed on its own merit.
Members requested that the application goes to committee.
No provision to build a new school and no consideration for children with disabilities.
Lack of upkeep on existing developments within the town have led to areas not being adopted.

Members **RECOMMENDED** unanimously to object to the application.
Proposer Cllr Shearman **Seconded** Cllr Tinson

23-0059-PHT

Planning Applications

Somerset Planning webpage:

<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

- a) **23/02049/TCA** - Ashcombe Court, Ashcombe Lane - Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. Tree(s) in Conservation Area

This is a notification only and in line with the Council's Constitution and the adopted Scheme of Delegation and Terms of Reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

Members **NOTED** the above application.

- b) **23/01821/LBC** - 45 Silver Street - Various works to the annex including the erection of a single storey extension, the insertion of a new external doorway, some internal alterations, replacement windows, replacement rainwater goods, false timber door to hide meter box, relocation of boiler flues, replacement roof covering and replacement roof light.

Members discussed the above application.

Discussions included that the property is in a conservation area. The application advised Members that they have been working with the Conservation Officer and that the neighbours have been consulted.

Members **RECOMMENDED** unanimously to support the application subject to the Conservation Officers approval.

Proposer Cllr Shearman **Seconded** Cllr Paul

- c) **23/01820/HOU** - 45 Silver Street - Various works to the annex including the erection of a single storey extension, the insertion of a new external doorway, some internal alterations, replacement windows, replacement rainwater goods, false timber door to hide meter box, relocation of boiler flues, replacement roof covering and replacement roof light.

Members discussed the above application.

Discussions included that the property is in a conservation area. The application advised Members that they have been working with the Conservation Officer and that the neighbours have been consulted.

Members **RECOMMENDED** unanimously to support the application subject to the Conservation Officers approval.

Proposer Cllr Shearman **Seconded** Cllr Sellers

- d) **23/01882/FUL** - 6A East Street - Carry out external alterations to the existing building associated with the change of use of the first and second floor flats to HMOs, including the installation of photovoltaic panels.

Members **RECOMMENDED** unanimously to support the application.

Proposer Cllr James **Seconded** Cllr Sherman

- e) **23/02195/TCA** - 6 Higher Meadow - Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

This is a notification only and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

Members **NOTED** the above application.

23-0060-PHT

Planning Appeals

No planning appeals were brought to the attention of the committee.

23-0061-PHT

Planning Decisions made by Somerset Council

Members noted the information that decisions were made by Somerset Council and are reported for information.

Meeting ended at 20.08