

**Committee: Planning, Highways and Transport**

**Date: 6 September 2023**

**Title: Planning Application 16/05500/OUT**

**Purpose of Report**

For Members to consider the Persimmon Homes application on Canal Way.

**Recommendation:**

Members to resolve to recommend approval or to refuse planning permission of the application 16/05500/OUT. (Reasons for refusal should be provided).

**Report:**

1. In preparation for an Extraordinary meeting on the 27 June 2023, a report was prepared for the meeting detailing the events leading to representatives from Persimmon Homes coming to the Town Council to put forward aspects of the revised Outline Planning Permission.
2. Whilst the meeting was not a public consultation, it was felt that there was a possibility that people affected by the development might wish to hear what the revised plans might entail, and so it was agreed to hold the meeting at the Arts Centre, The Meeting House, East Street.
3. At the meeting a number of questions and points of view were put forward to the representatives from Persimmon. It should be noted that not all of the points made would be considered as Reasons for rejecting the planning application.
4. Detailed below are the Minutes from the meeting which might assist the committee with their decision. This committee should be looking at the application to consider what, if any reasons there might be for either supporting or rejecting the application.
5. Not all of the concerns below are justifiable in the context of refusing permission under planning considerations.
  - a. *Jamie Grant of Persimmon Homes and Simon Coles, a Planning Consultant addressed members. They advised members that they wanted to come to the meeting to talk to members about the updated plans whilst still in the draft stage.*
  - b. *Members were advised that there has been an exhaustive re-examination of the design parameters by a completely new team, they have spent the last few months updating various elements from the 2016/2017 plan.*
  - c. *The phosphates issue has delayed progress but that has now been resolved.*
  - d. *The S106 agreement was not signed on the original application and as such will be reviewed to take into account updated information.*
  - e. *The proposal is now for between 340 and 360 homes, which meets the requirements of Somerset Council.*

- f. Members were advised that it is never easy to get timings for meetings right, it is hard to get the balance right. There will be other opportunities for residents to express their opinions of the proposal in due course when the revised Outline and Full applications are submitted.*
- g. The S106 process was explained and the process for how the funding is obtained to support local projects. The S106 agreement will be a signed legal document between Somerset Council and the developer.*
- h. CIL (Community Infrastructure Levy) was also explained. CIL is calculated at a flat rate on the square meterage of the development.*
- i. With the S106 funding the developer is willing to look more closely at the various projects to be supported.*
- j. Open spaces can be looked at once again, which will include sports pitches.*
- k. Members were invited to ask questions.*
- l. The representatives of Persimmon were advised that the emergency access was inadequate.*
- m. It was considered that the balance ponds for the water runoff are no way adequate – there would be attenuation schemes put in place. The water would drain into the balance ponds and drain off at a slower rate.*
- n. The pond from the previous project has not been maintained. There were concerns raised that promises from Persimmon have not been kept – Legal agreements are being tightened up. The Local Authority (Somerset Council) can take action against Management Company. The legal agreement and management company hasn't been agreed yet. They consider themselves a very different company now and the choice of management company is vital.*
- o. The representatives were asked how can we trust a company when the wording on the drawings are not accurate.*
- p. There are concerns regarding the size of the roads not just for emergency vehicles but also for recovery vehicles.*
- q. The new houses will have a big impact on the sewerage system in Ilminster if the overflowing rainwater flows into the sewerage.*
- r. Doctors surgery provision is going to be heavily affected, a large development will have a big impact on the infrastructure.*
- s. The Transport Section of Persimmon need to consult with the fire station.*
- t. A member asked can you help us understand the philosophy around the vehicles. The plans do not appear to be clear as to whether the estate is designed for people first or cars first.*

- u. Members were advised that cars will be behind the homes with garages and parking. They would like to remove vehicles from the front of the homes. The outline it is not as highly detailed as the final stages. This will be more apparent in the more detailed designs will make give it a better feel.*
- v. A member raised the point that Single access roads have caused major issues in other developments.*
- w. Persimmon have been involved in the schemes with single access, they need to make sure the design allows for significant access. A travel plan will be put in place using S106 to incentive use of cycling and public transport.*
- x. The single point of access will be by the surgery and which is already notorious. Peak times will see 350 cars coming out.*
- y. Schooling in Ilminster, Somerset Council has not allocated any funding to the school. The area can be used for something else as the land is owned by Somerset Council. Waiting for the education plans to be confirmed. They will either ask for a financial solution or put forward another plan.*
- z. Green and biodiversity, will there be enough vehicle charging points for all the vehicles and who will pay for the charging?*
- aa. Persimmons advised building regs will set the standard of what is required. There will be allocated space with a mechanism for charging vehicles.*
- bb. The term affordable housing was explained. Registered providers, housing associations will take over control of the affordable housing using a cascade. 35% of the development will be affordable housing.*
- cc. Historically affordable housing was seen as smaller than other housing.*
- dd. Members were advised national standards now set minimum sizes for rooms and affordable housing has to meet the national standards. Tenure blind housing means that people will not know whether housing is affordable or not. All housing needs to be disabled accessible – building regulations will dictate the requirements.*
- ee. Residents were invited to ask questions.*
- ff. A resident advised that he has been a resident of a previous Persimmon development who pays £250 a year and he currently is finding it difficult to get any work done. How do Persimmon plan to manage the new homes.*
- gg. The current drainage ponds and drainage ditches have not been cleared for over 5 years, they are all blocked.*

**Mark Tredwin**  
**Town Clerk**  
**September 2023**