

A meeting of the **Planning, Highways and Transport Committee** was held on **14 February 2017** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19.30hrs

Present:

Chairman: Cllr Shearman

Councillors Cllr Belobaba, Cllr Burton, Cllr Fagan, Cllr Fowler, Cllr James, Cllr Keitch, Cllr Kinder, Cllr Mackillop, Cllr Shepherd Cllr Swann and Cllr Walker

Officers in attendance: Miss J Norris (Town Clerk) Mrs D Speed (Deputy Town Clerk) Mrs J Skinner (admin Officer (Support))

20 members of the public attended the meeting
 1 representative of Persimmon Homes attended the meeting as did 2 members of the press
 County Councillor Linda Vijeh was in attendance

P62 Apologies for Absence

No formal apologies for absence had been submitted.

P63 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
Cllr Keitch	Agenda No 3. 16/05500/OUT, Land South West of Canal Way, Ilminster, Somerset	P64	Lives close to the proposed development	Personal	Spoke and Voted
Cllr Kinder	Agenda No 3. 16/05500/OUT, Land South West of Canal Way, Ilminster, Somerset	P64	District Councillor	Personal	Spoke and Voted

P64 16/05500/OUT, Land South West of Canal Way, Ilminster, Somerset

Outline application for residential development for up to 450 dwellings with associated access.

Before the discussion on the application started Cllr Fowler said that she would like the Town Council to arrange a public meeting for members of the public to be told more about the development and have an opportunity to comment.

The Chairman invited the representative from Persimmon Homes to speak about the application. Key points from what the representative said included:

Chair's Initials

- It is a joint application between persimmon Homes and Somerset County Council
- The application has been developed over a long period of time
- There have been a number of pre-application meetings with South Somerset District Council and Ilminster Town Council
- The application is for outline planning permission
- The representative said he knew that there had been criticism about previous developments built by Persimmon.

Note: 19.40hrs The Chairman took the meeting out of formal session to enable the members of the public to speak.

Speaker 1 Mr Bill Porritt of Donyatt Parish Council

Mr Porritt had a number of questions:

- the money trail regarding the land transaction - who gets paid, when and how much
- who will manage, maintain and take responsibility for the Mitchell Hill fields?
- What infrastructure is to be provided e.g. school, shop, medical facilities?
- What guarantees are there that promises made by the developer now will be delivered and what penalties would be included in any planning permission for non-performance?
- Traffic – what would be the increased level of traffic?

Speaker 2, Susan Moore

Ms Moore said that with extra houses more recreation space would be needed; people are already in conflict on the existing recreation areas because use of land is getting squeezed for example by dog walkers and sports clubs; the field adjacent to Britten's field should be left empty for recreation purposes.

Speaker 3, Jonathan Allen

The points raised by Mr Allen included:

- The number of houses recently built in Ilminster and the number in the pipeline
- He understand that previous applications for lower numbers of dwellings were refused
- Transport is a big concern; 1½ cars per house would be an additional 700 cars
- People will not walk to the shops in the town to get their shopping.
- Many households have 3 or 4 cars the suggested provision on the planning application is therefore inadequate
- Where will the people living in the houses work – most will need to drive to work.
- Brownfield sites in the town should be developed first
- The existing infrastructure - shops, schools, Drs, Dentists will not be sufficient
- The information provided with the application is outdated; the photos are old and don't include the Herne Vale development
- At the Herne Vale development Persimmon have been off site for 18 months but as yet the promised play areas have not been provided.

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Note: 19.48hrs The Chairman took the meeting back into formal session

Issues raised and discussed by Councillors during consideration of the application included:

- The Local Plan guide is for Ilminster to have an additional 496 houses during the life of the Local Plan – which is until 2028; permission has already been given for 63% of houses to meet that guide figure
- Concerns about the size and scale of the development
- Highways England have put a “stop” on the application in effect this means that South Somerset District Council cannot make decision for 3 months to enable the developer to research and provide additional information about traffic flows; the concern is about effect of the development on traffic using the Ilminster bypass particularly Southfields to Hayes End.
- Ilminster needs affordable housing
- Design & Access Statement (DAS)
 - how is the centre of Ilminster determined?
 - Impact on countryside vista – buildings 30ft high will surely have an impact
 - Traffic calming – has the effectiveness of similar measures been proved on any other site?
 - Bungalows – how many are proposed– there is a need to encourage downsizing
 - The design and access statement provides example pictures of dwellings but no information on the building materials to be used are provided
 - 2 different suggestions are given in the DAS for emergency access but only one is shown on the plans
 - What discussions have been held about the provision of playing fields with South Somerset District Council?
 - It is stated that the site has capacity for 700 dwellings
 - Transport it is naïve to think there will be no impact on the existing road structure
 - No plans to incorporate storage & collection of waste nor recycling storage within the development
- Surface water drainage what plans are there for attenuation ponds etc?
- Comments made by consultee organisations – will those be comments be taken on board and put into a revised plan?
- Access for emergency vehicles via Adams Meadow – will that road be widened?
- Impact upon the environment especially existing hedgerows and trees within the development area
- Cycleways
- Demarcation between Donyatt Parish and Ilminster – both wish to retain their separate identities
- The NEAP and LEAP are divided by the road; this appears to disregard the health and safety of the children and young people who would use the play areas
- The existing streets are narrow with residents often parked in the roads – this would make access for emergency vehicles difficult

Chair's Initials

- Previous developments by Persimmon have not met the standards required for adoption by the relevant authorities
- Is there a possibility of reducing the number of houses in the application?
- There are 4 Rights of Way that go across the site but the planning application states that there are 2
- The length of time the development will take to complete could be longer than the Local Plan period
- Ilminster will not be taking the shortfall in relation to housing development numbers for the district
- Concerns about maintenance arrangements on existing developments in Ilminster
- Members of the public who wish to make comments about the application should contact South Somerset District Council
- Somerset County Council had been invited to send a representative to the meeting but no response had been received.

The Persimmon representative responded to the points raised by the public and Councillors including:

- Comments about traffic flows and parking provision have been passed on to highways consultants who have asked to confirm their position
- School site – not sure what type of school the County Council are considering but Persimmon have been asked to dig some trial archaeological trenches
- Secondary Access has been modified and is now for emergency access only
- Persimmon had to use the land that was available to them for access purposes – and they were not able to put the road where they had originally envisaged due to land ownership issues
- Walking distances to the town centre - apologies for mistakes in the DAS; the information is far more credible in the technical documents; will address the inaccurate information provided in the DAS
- The provision of the recreation area has been informally agreed with SSDC
- The outline scheme is for up to 450 dwellings; in reality it is likely to be a lesser number.
- New drainage consultants have been appointed and are currently doing water course monitoring
- Persimmon are working with the SSDC Tree Officer
- Strategic Housing requirements – affordable housing and the mix of bedroom numbers will be taken on board at the more detailed application stage.

Note: 20.25hrs The Chairman took the meeting out of formal session to enable the County Councillor and members of the public to speak

The County Councillor said that in her January monthly report she had included the information that a stakeholder engagement event was being arranged in the spring about the potential replacement for Greenfylde school

Mr Allen again raised the issues of the uncompleted play area on the Herne Vale development

Chair's Initials

Emergency vehicles to access was raised again together with the point that if the main access to the proposed development was on the road past the medical centre this also passed the proposed school site and if the development was likely to be going on into the last 2020s as previously stated this could be hazard to children and parents accessing the school.

Note: 20.28hrs The Chairman took the meeting back into formal session

Taking into account the comments from other consultees, members of the public and the discussions, comments and issues raised during the meeting it was

RESOLVED to recommend refusal on the grounds of

- (I) The impact of additional vehicular movements that would be generated by the development without enhancement of the existing transport infrastructure
- (II) Lack of robust travel information especially walking distances
- (III) Lack of information about the Appearance and Character of the proposed dwellings
- (IV) Lack of infrastructure to support the development
- (V) Impact on the environment
- (VI) Impact on existing rights of way
- (VII) Impractical emergency vehicle access
- (VIII) Over development of the site

The meeting closed at 20.42hrs

Chair's Signature and Date