

Agenda No 3A

A meeting of the **Planning, Highways and Transport Committee** was held
On **10 April 2018** in the Council Chamber, Council Offices, North Street, Ilminster
commencing at 19:30hrs

Present:

Chair: Cllr A Shearman

Councillors: P Burton, J Fagan, J Fowler, M Gunn, I Mackillop and R Swann.

In Attendance

Officers Miss J Norris (Town Clerk) Mrs D Speed (Deputy Town Clerk)

1 member of the public attended the meeting

P170 Apologies for absence

Apologies for absence were received from Councillors Dewick, James, Keitch, Shepherd and Walker

P171 Declarations of Interest

No Declarations of Interest were made in respect of any items on the agenda at this point in the meeting but Councillor Shearman declared a personal interest in Agenda No 5e Application No. 18/00687/FUL – 14A and 15 Townsend, Ilminster, TA19 0AU as the item came up for discussion; the interest being that the applicant is the Mother of a former Mayor and a personal interest in Agenda No 7 Parking at Court Barton and Double Yellow Lines in Berryman's Lane, Ilminster; the interest being that he know one of the correspondents

P172 Minutes

It was agreed to defer this item until later in the agenda to give Councillors time to read the minutes.

P173 Police Report

There was no written police report nor were any police related matters raised

P174 Planning Applications

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

a) Application No. 18/00553/LBC - 21 High Street, Ilminster, TA19 9AW

Conversion of attic to form additional bedroom including no. 2 conservation roof lights.

RESOLVED to recommend approval

b) Application No. 18/00573/FUL – 2 Green Lane, Ilminster, TA19 9BY

The erection of single storey flat roofed extension to the rear of dwelling.

Issues discussed during consideration of this application included:

- The proposal would have a low visual impact

RESOLVED to recommend approval

c) Application No. 18/00600/FUL – 11 New Road, Ilminster, TA19 9AF

Construction of beam and block raised deck area to rear of property.

Issues discussed during consideration of this application included:

- There have been no comments from the neighbours
RESOLVED to recommend approval

d) Application No. 18/00637/FUL – The Orchard, Green Lane, Ilminster, TA19 9BY

Alterations and conversion of garage to habitable accommodation and formation of dormer window to form self-contained annexe – retrospective (resubmission of 17/02931/FUL).

RESOLVED to recommend approval

e) Application No. 18/00687/FUL – 14A and 15 Townsend, Ilminster, TA19 0AU

Alterations to existing access to 14, 14a and 15 Townsend to form separate access for 14a and 15 together with associated works and parking spaces.

RESOLVED to recommend approval subject to the SSDC Highway Consultant's concerns being addressed

NOTE: Councillor Shearman declared a personal interest in this application

f) Application No. 18/00785/FUL – 20 Orchard Vale, Ilminster, TA19 0EU

The erection of a single storey front and rear extension.

Issues discussed during consideration of this application included:

- Other properties in the area have similar extensions

RESOLVED to recommend approval

g) Application No. 18/00911/FUL – Rose Cottage, Green Lane, Ilminster, TA19 9PN

Part demolition of single storey extensions and the erection of single and two storey extensions and a detached garage (revised application (17/04771/FUL).

Issues discussed during consideration of this application included:

- Previously a neighbour had raised concerns about the impact that the proposal would have on their property – especially the increased shadows / shading
- The proposal is proportionate and remains subservient to the main building

RESOLVED to recommend approval

P175 Minutes

a) The minutes of the meeting held on 6 March 2018 were considered.

RESOLVED that the minutes of the meeting held on 6 March 2018 be confirmed as a correct record

b) The Office Action Plan relating to the Committee was considered.

Issues discussed during consideration of the action plan included:

- The Housing Needs Assessment was progressing according to the agreed timetable

RESOLVED to note the office action plan.

P176 Planning Decisions made by SSDC

The following decisions have been made by South Somerset District Council and are reported for information. For more details, please see South Somerset District Council Website:

<http://www.southsomerset.gov.uk/planningsearch>

a) Application No. 17/04944/FUL – Land North of Winterhay Lane, Ilminster

Proposed change of use of land to equestrian (retrospective) and the erection of a field shelter and retention of 2 field accesses.

Permission granted with conditions.

P177 Parking at Court Barton and Double Yellow Lines in Berryman's Lane, Ilminster

Councillors considered a request from a member of the public for "extending the existing double yellow lines in Berryman's Lane on the pavement side" to alleviate access difficulties in and around the Court Barton and Berryman's Lane areas.

The Town Clerk told the meeting that 2 pieces of correspondence had been received complaining about the parking in Court Barton and Berrymans Lane since the new lines were painted.

Issues discussed during consideration of the action plan included:

- White "Keep Clear" lines outside garage doors may alleviate part of the problem
- In many cases having more parking restrictions displaces the problem to another area
- The new lines were only introduced a short time ago

RESOLVED

- (i) To review the situation in 1 year
- (ii) To advise Somerset County Council Highways Department of the complaints and ask if they had any suggestions to improve the situation for residents.

NOTE: Councillor Shearman declared a personal interest in this application

The meeting closed at 20:10hrs