

A meeting of the **Planning, Highways and Transport Committee** was held on **2 May 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 Mckillop and Cllr Walker

**Officers in attendance:** Miss J Norris (Town Clerk) Mrs D Salt (Temporary Admin Cover)

1 member of the public attended the meeting

**Speaker 1 - Mr Colin Bailey** had a number of questions pertaining to the outline Planning application for land south of Canal Way; these were the same questions he had supplied for the Town Council. Mr Bailey was advised that the Town Council has already considered the application and recommended refusal and that when reaching a decision on planning applications planning reasons are the only criteria that can be taken into account. Mr Bailey was further advised that his questions would be circulated to all Town Councillors and that when the application was considered by the South Somerset District Council Area West Committee he was entitled to attend the meeting and speak in the public participation session.

\* **P80 Apologies for absence**

Apologies for absence were received from Councillor Drayton, <sup>James</sup> Keitch, Kinder, Shepherd and Swann

**P81 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 A Shearman	Agenda No 5b 17/01303/FUL 52 Ditton Street, Ilminster	P84B	Lives close to the application site and knows applicant and architect	Personal	Spoke and Voted

\* **P82 Minutes**

A) The minutes of the meeting held on <sup>4 April</sup> ~~2 May~~ 2017 were considered **RESOLVED** that the minutes of the meeting held on ~~2 May~~ 2017 be confirmed as a correct record. <sub>4 April</sub>

B) The Office Action Plan relating to the Committee was considered. **RESOLVED** to note the action plan

**P83 Police Report**

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

**P84 Planning Applications And Listed Building Consents**

The Committee considered the applications as detailed below:

a) **17/01223/COU 12-14 East Street, Ilminster, TA19 0AJ**

Change of use from an A2 (professional and financial services) use to a dual A1 (retail) / D1 (non-residential institution) use as an optician.

\* Amended in accordance with the minutes of the PTT case held on 6 June 2017 <sub>80</sub>  
Town Clerk.

Issues discussed during consideration of this application included:

- Reuse of a currently empty building  
**RESOLVED** to recommend approval subject to the Conservation Officer's comments being adhered to

**b) 17/01303/FUL 52 Ditton Street, Ilminster, TA19 0BW**

Alterations and conversion of roof space to habitable accommodation to include insertion of 2 No. roof lights on east elevation and formation of dormer window on west elevation.

**RESOLVED** to recommend approval

Note: Cllr Shearman declared a personal interest in this item at the start of the meeting as he lives close to the application site and knows applicant and architect

**c) 17/01274/FUL 72 Adams Meadow, Ilminster, TA19 9DD**

Erection of conservatory.

Issues discussed during consideration of this application included:

- Size of proposed conservatory

**RESOLVED** to recommend approval

**P85 Planning Decisions made by SSDC**

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

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

**a) 16/00121/FUL Land to the East of Units at Broadoak, Canal Way, Ilminster**

The erection of 8 No. dwelling houses with parking

**Permission granted subject to conditions**

**b) 17/00336/FUL Ilminster Police Station, Butts, Ilminster, TA19 0AY**

Alterations and conversion of former police station and erection of first floor extension to existing storage building to create 7 No. flats, construction of cycle and bin stores and associated parking.

**Permission granted subject to conditions**

**c) 17/00804/LBC 54 East Street, Ilminster, TA19 0AW**

Internal alterations. Replace windows, repoint walls and replace guttering and downpipes.

Insertion of new window to outbuilding and replace existing steel windows with timber.

**Consent Granted with conditions**

**P86 Planning Appeals**

**a) Appeal in Respect of Application Decision Ref: 14/02474/OUT**

**Land at Shudrick Lane, Ilminster, TA19 0AR**

Proposal: Demolition of existing farm buildings, erection of up to 220 No. dwellings (Class C3), creation of vehicular access from Shudrick Lane and Townsend/Long Orchard Hill, public open space and associated landscaping and engineering works.

**Appeal Dismissed**

**b) Appeal in Respect of Application Decision Ref: 16/03479/FUL**

1 Wadham Close, Ilminster, TA19 9BH

Proposal: The erection of a detached building to provide ancillary accommodation to main dwelling.

**Appeal Dismissed**

**P87A358 Consultation**

The Town Council's response regarding the consultation on the A358 Taunton to Southfields Dualling Scheme was considered.

Issues discussed during consideration of this application included:

- Could a cycle way be incorporated into the plans
- The technical appraisal has route options that are not included in the consultation
- The proposed route would be longer distance for people to travel between Taunton and Ilminster
- There is reference in the consultation documents to the new Taunton business park but there is not any consideration for businesses in Ilminster and Ilton e.g. the economic development of the Southfields site
- Flooding propensity of adjoining roads
- The impact on access to residential properties along the A358 and the neighbouring villages

**RESOLVED** that a letter is sent in response to the consultation expressing concerns about the lack of attention given to opportunities for economic development and the impact on existing businesses especially those in Ilton and Isle Abbots and also suggesting the incorporation of a cycle way.

**P88 Parking / Road Layout Issues**

a) Parking provision near the former Methodist chapel

Issues discussed during consideration of this topic included:

- Chicane effect of current parking arrangement
- The existing parking arrangement can have a traffic calming effect
- Visibility for people accessing and egressing from the homes in the former Methodist building

**RESOLVED** that no recommendation is made and any decision regarding the parking arrangements and restrictions near the former Methodist chapel are made by the Somerset County Council Highways Department using their professional expertise and taking into account all the relevant safety factors.

b) Road layout at The Triangle (and access to the car park)

Issues discussed during consideration of this application included:

- Safety of vehicle users
- Need clearer road marking and signage

**RESOLVED**

- (i) to recommend no entry at all at the top of West Street –
- (ii) all signage and road markings to be in keeping with conservation area

**P89 Additional Bus Shelters**

Councillors were given information that had been researched regarding the positioning and costs of bus shelters in order for a decision to be made as to

whether or not further work should be undertaken within preparation for future budget considerations.

Price estimates had been sought from 3 companies for the supply and installation of a mid-range shelter – similar in size and structure to the existing one located on Canal Way

The school bus stops at the Crown Inn, The Stonemasons, Listers Hill and Blackdown View  
Issues discussed during consideration of this topic included:

- outside The Crown is not suitable for a bus shelter due to the drop from the pavement to the road,
- Listers Hill already has a bus shelter on one side of the road
- Additional shelters would improve the experience of people using buses and be of benefit to all bus users not just children and young people on the school bus
- It is important to encourage people to use the bus services

**RESOLVED** continue the research to have information available for the budget process

The meeting closed at 20:30hrs

