

A meeting of the **Planning, Highways and Transport Committee** was held on **3 October 2017** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19:30hrs

**Present:**

**Chairman:** Cllr Shearman

**Councillors** Cllr Belababa, Cllr Burton, Cllr Fagan, Cllr Fowler, Cllr M James (arrived at 19:36hrs), Cllr Keitch, Cllr Mackillop, Cllr Shepherd and Cllr Swann

**Officers in attendance:** Mrs D Speed (Deputy Town Clerk) and Mrs J Skinner (Admin Officer (Support))

No members of the public attended the meeting.

**P121 Apologies for absence**

An apology for absence was received from Cllr Walker.

**P122 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 Shearman	Agenda No 5a – 17/02554/COU – Townsend Farm, Long Orchard Hill, Kingstone, Ilminster, TA19 0QT	P125	Knows individual moving into one of the storage units	Personal	Spoke and Voted

**P123 Minutes**

A) The minutes of the meeting held on 5 September 2017 were considered.

**RESOLVED** that the minutes of the meeting held on 5 September 2017 be confirmed as a correct record.

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

Issues discussed included:

Item Number 2 – Housing Needs Assessment: There was disappointment that the grant for a housing needs assessment for Ilminster has not yet been applied for. It was noted that the Clerk has started it and spoken to the District Council about it as it is a complicated form to complete. It was acknowledged that the Clerk was right to get advice on how to complete it.

**RESOLVED** to note the action plan.

**P124 Police Report**

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

## **P125 Planning Applications and Listed Building Consents**

The Committee considered applications as detailed below:

### **a) 17/02554/COU – Townsend Farm, Long Orchard Hill, Kingstone, Ilminster, TA19 0QT**

The change of use of buildings from agricultural to workshop and storage uses (Use Classes B1 (c) and B8) (Part retrospective).

Issues discussed during consideration of this application included:

- Issues over lorries going in and being able to turn around and disabled being able to park
- It was previously a chicken farm with quite substantial lorries going in
- Amended plan which has been scaled back
- Workshops are going to be very big
- One storage unit someone is interested in will be having small transit vans
- Used for storage by marquee business so part of it is retrospective
- Area desperately needs jobs and storage

**RESOLVED to accept amendments and recommend approval**

### **b) 17/03642/LBC – 4 New Road, Ilminster, TA19 9AE**

The carrying out of external alterations including replacement roof to rear extension and replacement of 2 velux rooflights with the repositioning of 1 rooflight.

Issues discussed during consideration of this application included:

- Listed building at the start of New Road
- Not really changing anything other than making it look better

**RESOLVED to recommend approval**

### **c) 17/02931/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.

Issues discussed during consideration of this application included:

- There is parking for at least 4 vehicles out the front
- Parking not an issue
- Although a self-contained annexe, it could lead to issues if they wanted to rent it out; however, it is for disabled use.

**RESOLVED to recommend approval**

### **d) 17/03810/FUL – 1 Pretwood Close, Ilminster, TA19 OHR**

The creation of new windows to west and north elevation, change first floor window to a patio door to north elevation and the use of existing undercroft as a habitable room.

Issues discussed during consideration of this application included:

- Alterations are quite discreet and not really making much of a change
- Using existing part of building and making it habitable

**RESOLVED to recommend approval**

**P126 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) 17/03023/FUL – 7 Summervale Mews, Wharf Lane, Ilminster, TA19 0BA**

Erection of tool shed and roof to form covered walkway to rear of garage.

**Permission granted subject to conditions**

**b) 17/02764/FUL – 75 Herne Rise, Ilminster, TA19 0HH**

Erection of single storey side extension, detached garage and boundary wall.

**Permission granted subject to conditions**

**P127 Electoral Review of South Somerset**

To consider any suggestions and/or comments the Town Council would like to submit to the review. (Papers circulated for the Town Council meeting on 19 September 2017)

**RESOLVED** to recommend that the ward boundaries remain as it is currently with 2 councillors representing the whole of Ilminster.

**P128 Highways England: Resurfacing A303 Eastbound near Bower Hinton**

Highways England will be carrying out essential resurfacing on the A303 near Bower Hinton. Work will start on Monday, 9 October 2017 and the resurfacing work will take approximately 4 weeks to complete.

The meeting closed at 20:05hrs