

A meeting of the **Planning, Highways and Transport Committee** was held on **5 December 2017** in the Council Chamber, Council Offices, North Street, Ilminster commencing on the rising of the Town Council meeting.

**Present:**

**Chair:** Cllr A Shearman

**Councillors:** D Belobaba, P Burton, J Dewick, J Fagan, J Fowler, M James, V Keitch, S Shepherd, R Swann and T Walker

**In Attendance**

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

3 members of the public attended the meeting

**P135 Apologies for absence**

An apology for absence was received from Councillor MacKillop

**P136 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 D Belobaba	Planning Applications and Listed Building Consents  17/04471/LBC - 21 Silver Street, Ilminster	139 B	Runs a business in the vicinity of the application location	Personal	Spoke and Voted

**P137 Minutes**

- a) The minutes of the meeting held on 31 October 2017 were considered  
**RESOLVED** that the minutes of the meeting held on 31 October 2017 be confirmed as a correct record.
- b) The Office Action Plan relating to the Committee was considered.  
Issues discussed during consideration of the action list included:
- The grant application for the Housing Needs Assessment has been sent to South Somerset District Council
  - The items for the bus shelter and coach parking have been on the action list for some time, and will be discussed again as part of the 3 year strategic plan / budget starting in 2018/19

**RESOLVED** to note the office action plan.

**P138 Police Report**

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

**P139 Planning Applications and Listed Building Consents**

The Committee considered applications as detailed below:

**A) Application No 17/04476/FUL – 49 Station Road, Iminster**  
Erection of Conservatory

**RESOLVED to recommend approval**

**B) 17/04471/LBC - 21 Silver Street, Iminster**

The carrying out of internal and external alterations to include the formation of a new staircase and the opening of window opening to form doorway

Issues raised during consideration of the application included:

- The historic interest of some of the internal fixtures and fittings
- The comments and conditions regarding the previous application

**RESOLVED to recommend approval**

**P140 Planning Decisions made by South Somerset District Councils**

The following decisions made by South Somerset District Council were reported for information.

**A) 17/04091/LBC 12-14 East Street Iminster**

Erection of internal stud walls and screen

Consent granted with conditions

**B) 17/02554/COU Townsend Farm, Long Orchard Hill, Kingstone, Iminster**

Change of use of buildings from agricultural to workshop and storage uses (Use Classes B1 (c) and B8 (part retrospective))

Permission granted with conditions

**C) 17/03642/LBC 4 New Road, Iminster**

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

Consent granted with conditions

**D) 17/03639/FUL 4 New Road, Iminster**

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

Permission granted with conditions

**E) 17/03810/FUL 1 Pretwood Close, Iminster**

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

Grant permission with conditions

**P141 Review of the South Somerset Local Plan (2006-2028) Issues and Options Consultation**

The committee considered comments and suggestions to recommend to the Town Council for inclusion in a response to the consultation.

Issues raised or discussed during consideration of this agenda item included:

- The Synopsis states that "Iminster is seen as an attractive location for housing development by house builders" - if this is true why isn't there a greater number of developers coming forward?
- The Local Plan targets for new homes in Iminster and how that relates to the targets for other towns and the proportion of the total target number of new homes in South Somerset

- The strain that meeting the Local Plan target puts on the Ilminster infrastructure such as roads, transport, education
- Para 7.67 refers to a planned improved infrastructure – but there is no detail provided of the planned improvements and Councillors do not know what this refers to
- The de-allocation of employment land would mean less local jobs for people living in the town and the impact would be more travel to work journeys and people shopping and conducting business away from the town which would not help the local economy
- More houses could mean a greater demand for retail outlets of all types and there is limited shop space in the town centre but outlets on the periphery of the town could have a negative on the existing town centre
- What are the benefits to extending the Ilminster own centre boundary which has been suggested as part of the consultation document?
- The Shudrick Lane site is still included in the Local Plan as a potential development site as the owner is still willing for the land to be developed
- At present Yeovil does not appear to be an attractive option for developers – this is partly because many of the potential site do not currently have any road access - so that needs to be developed first
- The possibility of an upper limit being set for the number of houses that a town / village is expected to have built during the life of the Local Plan
- There are very few local authorities in the country that have a 5 year land supply
- Builders / Developers will be build where and when it is feasible for them to make a profit – they cannot be forced to build in specific places or at specific times
- Lack of public transport in Ilminster will make it difficult for people without cars to get to work outside of the town and can also lead to increased isolation of residents
- The town centre needs to be easily accessible to encourage residents to use it
- An up to date survey of traffic flow and parking would be helpful.

**RESOLVED** that the Town Clerk drafts a response to the consultation based upon the discussions and issues raised and that the draft is presented to the December Town Council meeting for consideration.

The meeting closed at 20:22 hrs