

A meeting of the **Planning, Highways and Transport Committee** was held on **9 January 2018** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19:30hrs

Present:

Chair: Cllr A Shearman

Councillors: J Dewick, J Fowler, M James, I Mackillop, and T Walker

In Attendance

Officers Miss J Norris (Town Clerk)

3 members of the public attended the meeting

P142 Apologies for absence

Apologies for absence were received from Councillors Burton, Fagan, Keitch, Shepherd and Swann.

P143 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 J Fowler	Agenda No 7 Review of the south Somerset Local Plan	148	Supporter of Save Shudrick Valley Campaign and also Canal Way Action Group	Personal	Spoke and Voted

P144 Minutes

A) The minutes of the meeting held on 5 December 2017 were considered **RESOLVED** that the minutes of the meeting held on 5 December 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 plan included:

- Update on Housing Needs Assessment Grant application – South Somerset District Council do not have the staff resources to assist with designing and analysing the survey so have suggested quotations are obtained from other organisations.
- The public transport related issues are in Strategic Plan but no provision has been put in 2018/19 draft budget for associated expenditure

RESOLVED to note the office action plan.

P145 Police Report

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

P146 Planning Applications

The Committee considered applications as detailed below:

- a) **Application No 17/04771/FUL, Rose Cottage, Green Lane, Ilminster, TA19 9PN**
Partial demolition of existing building. Erection of two storey and single storey extensions and raising height of roof.

Issues raised during consideration of the application included:

- Differing practice regarding loss of light and overlooking as material planning considerations
- Flooding

RESOLVED to recommend approval subject to any suggestions by the Planning Officer being incorporated into the conditions.

- b) **Application No 17/04619/FUL 32 Herne Rise, Ilminster TA19 0HJ,**
Alterations and the erection of a two-storey side extension to dwelling house
Issues raised during consideration of the application included:

- Other properties in the location have done similar extensions

RESOLVED to recommend approval.

- c) **Application No 17/04819/FUL, 3 Springfield, Ilminster. TA19 0ET**
Erection of first floor extension over garage

Issues raised during consideration of the application included:

- No comments have been made by neighbours

RESOLVED to recommend approval.

- d) **Application No 17/04649/ADV Co-operative, Cornhill Market Place, East Street, Ilminster TA19 0AW**

Display of 1 no externally illuminated hanging sign, 2 no internally illuminated fascia logos, 1 no non-illuminated fascia text and 2 no non-illuminated wall mounted signs (1 no on the rear elevation and 1 no on the front elevation)

Issues raised during consideration of the application included:

- There is very little night time economy in the town centre
- The building is in a conservation area
- The Town Council has previously rejected similar applications for illuminated signs as not in keeping with the Conservation Area

RESOLVED to recommend refusal as illuminated signs are not in keeping with the conservation area.

P147 Planning Decisions made by SSDC

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

- a) **Application No 17/04471/LBC 21 Silver Street, Ilminster TA19 0DH,**
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.

Consent granted with conditions

- b) **Application No 17/04476/FUL 49 Station Road, Ilminster, TA19 9BG**
Erection of conservatory

Permission granted with conditions

P148 Review of the South Somerset Local Plan (2006-2028) Issues and Options Consultation
Comments and suggestions were raised that could be submitted as part of the consultation .
Issues discussed or raised during consideration of the agenda item included:

- The land options for growth and development within the Local Plan are put forward by the landowner.
- Would it be possible instead of a target for housing growth to state a maximum number of expected house building numbers in settlements?
- The settlement strategy and infrastructure delivery are crucial elements of the strategic objectives section.
- The potential of Brexit on the various elements of the Local Plan.
- There is statement that that Ilminster is attractive to developers but no explanation as to the rationale behind the statement and other market towns do not have a similar appraisal - could the sentence be removed or, a similar assessment applied to other towns?
- Food shopping facilities – the text is contradictory.

RESOLVED that a response is sent to the District Council based on the discussion at the 5 December Planning, Highways and Transport Committee meeting, the discussions recorded above and Councillor Fowlers 's comments dated 7 January 2018.

P149 Parking New Road

A request from a member of the public for "extending the existing double yellow lines both sides in New Road to include the corner of Hillside Terrace" was considered. Note: it was presumed Hillside Terrace refers to Hill View Terrace.

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

- Lots of the residential properties do not have off road parking
- Double yellow lines would push the parking onto a major road which would cause more problems
- On-road parking does help provide traffic calming
- School bus is a vital service

RESOLVED that the request is not supported as it is not a feasible to implement parking restrictions as there is no suitable alternative parking places.

P150 20mph signs, Silver Street and West Street

A request that 20mph street signs should be placed on Silver Street and West Street to reinforce the speed limit was considered.

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

- Signs in a conservation area can spoil the character of the area
- No awareness of any accidents on these roads due to speeding
- Highway Code – repeat signs are not required - speed limit is in place until a sign says it isn't –
- On entry, the 20mph zone is clearly signed.

RESOLVED that the request for 20mph signs in Silver Street and West Street is not supported.

The meeting closed at 20:31hrs