

A meeting of the **Planning, Highways and Transport Committee** was held on **5 June 2018** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19:30hrs

Present:

Chair: Cllr A Shearman

Councillors: J Fagan, M James, I Mackillop, L Taylor and T Walker

In Attendance

Miss J Norris (Town Clerk)

2 members of the public attended the meeting

P187 Apologies for absence

Apologies for absence were received from Councillors Belobaba and Burton.

P188 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 T Walker	Agenda No 7 Parking outside the Minster Rooms	P191	Regular church attender	Personal	Spoke and Voted
Cllr L Taylor	Agenda No 5a Application No. 18/00982/FUL – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR	P192	Lives near the application site	Personal	Spoke and Voted

P189 Minutes

a) The minutes of the meeting held on 1 May 2018 were considered.

RESOLVED that the minutes of the meeting held on 1 May 2018 be confirmed as a correct record

b) The minutes of the meeting held on 22 May 2018 were considered.

RESOLVED that the minutes of the meeting held on 22 May 2018 be confirmed as a correct record

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

Issues discussed during consideration of the Office Action Plan included:

- Coach parking and bus stops have been on the action list for a long time

RESOLVED

- (i) to put coach parking and bus stops on the agenda for an autumn Committee meeting
- (ii) to note the report

P190 Police Report

There was no written police report but the Town Clerk reported that the new PCSO, Toby Hatchard, has started work in Ilminster and visited the Town Council offices.

P191 Parking Outside The Minster Rooms

A request from the church to have restricted parking outside The Minster Rooms was considered.

Note:

- (i) The meeting went out of formal session at 19:44 hrs to enable a member of the public to speak and resumed formal session at 19:47hrs.*
- (ii) Cllr Walker had declared (at the start of the meeting) a personal interest in this agenda item as he is regularly attends the church.*

Speaker 1

Court Barton is narrow with very restricted access. There are a number of people who are parking their vehicles 24/7 and some are left for as long as a week without being moved; Such parking makes it very difficult for vehicles having business at the Minster to get close, this is especially a problem for funerals and weddings. Access to the Minster Rooms is also severely restricted and poses difficulties for people on mobility scooters. The Church would like the existing double yellow lines repainted so they can be seen easily and restricted parking introduced alongside The Minster Rooms – ideally the restriction to be for 2 hours as a 1 hour restriction may lead to people being anxious they have exceeded the allotted time if a church service is an hour long.

Issues raised and discussed during this agenda item included:

- Is there a plaque / notice stating the parking restrictions?
- Fire exits for the Minster rooms and the church are onto the area where parking would be restricted
- The possibility of having a hatched area from Minster rooms to protect the fire escape route
- The possibility of providing restricted parking for blue badge holders only

RESOLVED

- (i) That a letter is sent to Somerset County Council (highways department) requesting that the existing double yellow lines are repainted and that the signage is checked, and if necessary erected to ensure that the parking restrictions are enforceable
- (ii) that the Town Council supports the church in their request to have restricted parking alongside the Minster Rooms and also in protecting the emergency access and that the Somerset County Council is asked for their guidance regarding maximum waiting times and the best way to keep the emergency access free of parked vehicles
- (iii) that parking enforcement be a future agenda item for the Committee.

P192 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. 18/00982/FUL – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR

The erection of 5 No. holiday lets.

Note: Cllr Taylor had declared (at the start of the meeting) a personal interest in this agenda item as she lives near the application site

Issues discussed during consideration of this application included:

- The shrubbery is not a listed building
- The proposal is adjacent to a listed wall
- The reduction in parking spaces
- The possibility of a prominent tree being made the subject of a Tree Preservation Order
- The removal of the trees may cause instability in the bank
- The activities e.g. restaurant visits, functions, that happen at the hotel in addition to the residential guests, generate a need for parking and regularly results in parking overspill onto the adjacent road
- the ultra-modern design of the proposal is not in keeping with the conservation area
- Potential noise nuisance from the proposed develop

RESOLVED to recommend refusal on the grounds that:

- the proposed development is not in keeping with the conservation area
- Potential damage to mature trees
- Potential noise nuisance
- Loss of car parking and the safety implications of the resulting on-street parking

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.

The Town Clerk explained that this application had previously been discussed and the planning decision reported so no further action was required

c) Application No. 18/01410/FUL – 12 New Road, Ilminster, TA19 9AE

Erect single storey extension (replacing existing)

Note: The meeting went out of formal session at 20:14hrs to enable a member of the public to speak and resumed formal session at 20:18.

Speaker 2 – the applicant explained what the proposed works entailed and that as custodians of the house wished to care for and improve it.

Issues discussed during consideration of this application included:

- A concern has been raised about the possibility of noise from sanitary fittings filtering through the party wall

RESOLVED to recommend approval



- d) **Application No. 18/01503/FUL – 1 West Crescent, Ilminster, TA19 0ES**
The erection of a single storey rear and a two-storey side extension to dwelling house.

RESOLVED to recommend approval

- e) **Application No 18/00801/FUL – Flat 3 Quantock Court, East Street, Ilminster TA19 0AL**

Replacement windows at the front and rear of Flat 3 Quantock Court
Issues discussed during consideration of this application included:

- The existing windows are somewhat dilapidated

RESOLVED to recommend approval

P193 Planning Decisions made by SSDC

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

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

- a) **Application No. 17/02423/LBC – The Chantry, 3 Court Barton, Ilminster, TA19 0DU**
The carrying out of alterations to boundary wall.
Grant consent subject to conditions.
- b) **Application No. 18/00785 – 20 Orchard Vale, Ilminster, TA19 0EU**
The erection of a single storey front and rear extension.
Application permitted with conditions.
- c) **Application No. 18/00911/FUL – Rose Cottage, Green Lane, Ilminster, TA19 9PN**
Part demolition of single storey extensions, raising height of roof and the erection of single and two storey extensions and a detached garage (revised application 17/04771/FUL).
Application permitted with conditions.
- 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).
Application permitted with conditions.
- e) **Application No. 18/01198/NMA – 32 Herne Rise, Ilminster, TA19 0HJ**
Application for a Non Material Amendment to planning approval 17/04619/FUL to change window on front elevation to a garage door and change of window on rear elevation to French doors.
Application permitted.

The meeting closed at 20:24hrs