

## Agenda No 3a

A meeting of the **Planning, Highways and Transport Committee** was held on **7 August 2018** in the Council Chamber, Council Offices, North Street, Ilminster commencing at 19:30hrs

### Present:

**Chair:** Cllr A Shearman

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

### In Attendance

**Officers:** Miss J Norris (Town Clerk)

**Town Councillors:** Councillors J Fowler, S Shepherd

2 members of the public attended the meeting

### P194 Apologies for absence

An apology for absence was received from Councillor Belobaba.

*1 MACKILLOP / OUSTON*

### P195 Declarations of Interest

Councillors made the Declarations of Interest as detailed in the table below at this stage in the meeting:

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Shearman	Agenda No 5C Application No. 18/01886/FUL – 36 Station Road, Ilminster, TA19 9BG	198C	Knows the applicant	Personal	Spoke and abstained from voting

Cllr Walker subsequently declared a personal interest in Agenda No 5C Application No. 18/01886/FUL – 36 Station Road, Ilminster, TA19 9BG as he knew the applicant and did not speak or vote on the application.

### P196 Minutes

a) The minutes of the meeting held on 5 June 2018 were considered.

**RESOLVED** that the minutes of the meeting held on 5 June 2018 be confirmed as a correct record.

a) To receive the notes of the meeting held on 3 July 2018 for information (the meeting could not be formally convened as there were insufficient Councillors present to form the required quorum).

Issues discussed included:

- Cllr Mackillop had submitted his apologies for the meeting some weeks beforehand

**RESOLVED** to receive the notes

- b) The Office Action Plan relating to the Committee was considered.  
Issues discussed during consideration of the Office Action Plan included:
- The draft Housing Needs Assessment report has been received

**RESOLVED** to note the Office Action List

**P197 Police Report**

There was no police report and no policing matters were raised or reported

**P198 Planning Applications**

The Committee considered the following applications and agreed their comments and recommendations to be forwarded to South Somerset District Council:

- a) **Application Nos. 18/00968/FUL and 18/00969/LBC – 54 High Street, Ilminster, TA19 9AP**
- (i) **18/00968/FUL** - Internal and external works to dwelling - retrospective
  - (ii) **18/00969/LBC** - Internal and external works to dwelling house

**RESOLVED** to recommend approval

- b) **Application No. 18/01846/FUL – 33 Butts, Ilminster, TA19 0AY**  
Construction of a flat roof dormer on the rear of dwelling.

Issues discussed during consideration of this application included:

- Many of properties have similar features

**RESOLVED** to recommend approval

*Note:*

19:37hrs The Chair took the meeting out of formal session

Speaker 1

Lives in large house which is a listed building and has a garden of approximately ½ acre which is too large for the house. The Speaker had discussions with the previous Conservation Officer (at South Somerset District Council) who thought a house on the land would be a suitable way forward

The applicant looked at the adjacent buildings and carefully considered the materials and colouring of those properties and concluded that a building with a slate roof slate roof and white rendering would match the existing properties. The applicant also took site lines to make sure the impact on neighbouring properties would be minimal hence the proposed dwelling is 1.5 m lower than the listed property

Knowing that neighbours had concerns about construction traffic the design chosen would have the wooden frame built off site and then it would take 3 days to erect thus minimising construction site traffic.

The Conservation Officer's concerns that the garden of the proposed dwelling was not big enough do not seem to take into account the orchard.

*Note:*

19:41hrs The meeting went back into formal session

19:42 hrs Cllr Walker declared a personal interest as he knows the applicant



**c) Application No. 18/01886/FUL – 36 Station Road, Ilminster, TA19 9BG**

The erection of a new dwelling.

Issues discussed during consideration of this application included:

- The vehicular access to the new dwelling will use the existing access
- Whether or not the proposed parking provision is adequate
- Whether or not the garden is part of the listing
- The Conservation Officer's concerns particularly regarding the style of the proposed new building in a Conservation Area
- The potential impact on the trees
- It is a big build even if it is subservient to the existing listed property

**RESOLVED** to recommend refusal on the following grounds:

- Insufficient information on design and access
- Scale of the proposed dwelling
- Insufficient parking provision
- Impact on the conservation area as stated in the Conservation Officer's comments on the application

**P199 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. 18/00687/FUL – 14A and 15 Townsend, Ilminster, TA19 0AU**  
Alteration to existing access to 14, 14A and 15 Townsend to form separate access for 14A and 15 together with associated works and parking spaces.  
Application permitted with conditions.
- b) **Application No. 18/00801/FUL – Flat 3, Quantock Court, East Street, Ilminster, TA19 0AL**  
Replacement windows at the front and rear of Flat 3 of Quantock Court.  
Application permitted with conditions.
- c) **Application No. 18/01410/FUL – 12 New Road, Ilminster, TA19 9AE**  
Erect single storey extension (replacing existing)  
Application permitted with conditions.
- b) **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.  
Application permitted with conditions.
- c) **Application No 18/02109TCA – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR.**  
Application to carry out tree surgery works to tree(s) within a designated conservation area  
Application permitted
- d) **Application No 18/01674/FUL - 30 Carnival Close, Ilminster TA19 9DG**  
The erection of a front entrance porch, rear sunroom, and reposition of side access gate  
Application permitted with conditions.
- e) **Application No 18/01548/FUL - 8 Breowan Close, Ilminster TA19 0EE**  
Install a velux window in the rear roof slope and 2 velux sun tunnels in the front roof slope of the property (retrospective)  
Application permitted with conditions

**f) Application No 18/01338/FUL - 12 Hither Acre, Ilminster TA19 9DA**

Replacement UPVC window and door with brick and UPVC window. Change of garage into habitable use

Application permitted with conditions

**P200 Planning Application Withdrawn**

The withdrawal of the planning application detailed below was reported for information:

**Application No. 18/00982/FUL – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR**

The erection of 5 No. holiday lets.

*Note :20:02hrs* The Chair took the meeting out of formal session

**Speaker 2**

The Royal Mail business has changed over the past 6-7 years and postal workers now use vans not bikes to deliver letters and parcels.

In Ilminster Royal Mail rents garages from the Yarlington Housing Group but the current vans don't fit in the garages therefore they are parking on the road and are subject to the usual parking restrictions.

Ilminster staff are part of the Chard district and there has been a suggestion that the vans could be parked in Chard – where car park permits have been purchased from SSDC - in a car park close to the sorting office

There are 11 vans used for the post round in Ilminster and the surrounding area and there are concerns that the current on-road parking will upset residents and also impact upon the Post Office and Royal Mail services in the town.

*Note: 20:07hrs* The meeting went back into formal session

**P201 Parking of Commercial Vehicles**

Consideration was given to the issue of parking commercial vehicles especially in East Street and the Butts

Issues discussed during consideration of this agenda item included:

- Impact of travelling between Ilminster & Chard to pick up and leave vehicles
- Possibility of approaching Tesco for overnight & weekend parking – also suggested as places worth investigating were the Youth Club, the Bowling Club, Somerset County Council owned sites and local businesses with parking provision
- Many places need the parking provision at night and the weekends

The meeting closed at 20:23hrs