

Planning, Highways and Transport Committee
on **4 September 2018** in the Council Chamber, Council Offices, North Street, Ilminster
commencing at 19:30hrs

Present:

Chair: Cllr A Shearman

Councillors: D Belobaba, P Burton, J Fagan, M James, I Mackillop, L Taylor and T Walker

In Attendance

Miss J Norris (Town Clerk)

4 members of the public attended the meeting

Speaker 1

The speaker lives in Ashwell and the recent safety surfacing and installation of rumble strips on the A303 has raised the noise level. Homeowners were not consulted about the work which has made it unpleasant to sit in the garden and made the affected properties virtually un-sellable. Perhaps some remedial work such as the installation of noise suppressing fencing could be undertaken?

Speaker 2

Also lives in Ashwell and wants to raise the matter of the road noise on the A303 Southfields to South Petherton section and has come to speak as the BBC have said that further improvements to the A303 are scheduled and that Ilminster Town Council welcomes additional safety measures. The road surface near South Petherton is clean tarmac but where the houses are closest to the road it is almost as if many ran out when the surfacing was done so a poorer quality surface was laid and the difference explained as a safety measure. There have been lots of comments about the noise on Facebook and the speaker is trying to sell his property but finding it difficult as everyone comments about the noise from the road. The speaker asked the following questions

- 1) Whilst we understand that the maintenance and planning surrounding the A303 is outside of the Town Councils control, do the members of the Town Council agree that it is their responsibility to influence such plans so as to ensure that the town and surrounding residents are not impacted unfavourably by decisions made at a higher level?
- 2) Have you received other comments from residents on the increased noise level from the A303?
- 3) Do you agree that it is strange that the A303 now has mixed surfaces, especially given that the new "texture" is supposedly for safety reasons and if that is true then why is it not consistent along the whole 8 mile stretch?
- 4) Given the already unacceptable increase in road noise, are you aware of any work that will seek to reduce road noise being included as part of the further safety work planned, especially the addition of rumble strips which on their own will make a bad situation even worse? If not, can we please ask that you raise the matter through the necessary channels to at least register the concerns of your resident

Speaker 3

Lives in the Ashwell / Eames Mill area the road noise from the A303 has increased recently and he is wondering if the Town council can do anything about it?

Speaker 4

1. the post that used to be on the corner of Ditton Street /Market Square has disappeared – presumably it has been knocked over by a vehicle.
2. There used to be 7 services operated by Nippy Bus to and from Taunton that were always busy. The speaker has been in contact with South West Coaches who would be interested operating the former N10 route but would require the Somerset County Council subsidy to make it viable. The speaker would like to work with the Town Council to make an approach to Somerset County Council regarding the possibility of making a subsidy available for the route.

Responses: Items will be placed on future Planning, Highways and Transport Committee agendas regarding the noise from the A303 and the former N10 bus route.

Minutes

P202 Apologies for absence

There were no apologies for absence.

P203 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	Agenda No 5a Application No. 18/02081/FUL – The Warehouse Theatre, Brewery Lane and 25A West Street, Ilminster, TA19 9AA	206a	Member of the Warehouse Theatre Management Committee	Prejudicial	Left the room
Cllr T Walker	Agenda No 5A Application No. 18/02081/FUL – The Warehouse Theatre, Brewery Lane and 25A West Street, Ilminster, TA19 9AA	206a	Friend of Ilminster Warehouse	Personal	Spoke and Voted

P204 Minutes

- a) The minutes of the meeting held on 7 August 2018 were considered. **RESOLVED** that the minutes of the meeting held on 7 August 2018 be confirmed as a correct record subject to the apologies from Councillors Burton and Mackillop being recorded.

- b) The Office Action Plan relating to the Committee was considered and no issues were raised.

RESOLVED to note the report

P205 Police Report

There was no written police report.

P206 Planning Applications

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

Note: 19:50hrs Cllr Belobaba left the room

a) **Application No. 18/02081/FUL – The Warehouse Theatre, Brewery Lane and 25A West Street, Ilminster, TA19 9AA**

Change of use from antiques auction room, store and domestic accommodation to a theatre rehearsal space, workshop and wardrobe store including two single storey extensions (one to the rear covering the external yard and the second linking the Old Bakery to the existing Theatre)

Issues discussed during consideration of this application included:

- parking provision
- current and proposed uses

RESOLVED to recommend approval

Note: 19:56 hrs Cllr Belobaba returned to the room

b) **Application No. 16/04060/FUL – Factory Site, Dowlish Ford Mills, Greenway, Dowlish Ford, Ilminster**

Conversion, alterations and extension to existing mill and lodge buildings and the demolition of an existing industrial building and the erection of a replacement building to form a total of 8 No. dwellings with associated parking.

Issues discussed during consideration of this application included:

- the amendment that had been submitted was the provision of a flood risk assessment
- problems with access
- the application is for residential property within in an industrial environment
- the property has been empty for approximately 30 years and is in a bad state of repair
- bringing the buildings back into use is preferable to them being demolished

RESOLVED to note the flood risk assessment but the Town council's previous comments, as noted below still stand:

Comments from 07.03.17

"Issues discussed during consideration of this application included:

- *Noise impact of the neighbouring factory on the residents of the proposed dwellings*
- *The existing lodge is a lovely ham stone building*
- *The existing access would be used for the proposed development*

- *Resolved to recommend approval”*

Comments from 01.11.16

“Issues discussed during consideration of this application included:

- *Any flooding issues will be dealt with in the flooding report*
 - *The plans show a good quality development*
 - *Cllr Keitch has visited the site as a District Councillor*
- RESOLVED to recommend approval”*

c) Application NO 18/02647/DPO – Land at Canal Way, Ilminster

Application to discharge a S106 Agreement dated 11 March 2014 between SSDC, SCC, Abbey Manor Group, Persimmon Homes Ltd in relation to the mortgage exclusion clause.

RESOLVED to recommend that the legal advice sought and obtained by the District Council should be followed.

P207 Planning Decisions made by SSDC

The following decisions have been 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. 18/01846/FUL – 33 Butts, Ilminster, TA19 0AY,

Construction of a flat roof dormer on the rear of the dwelling
Application permitted with conditions.

b) Application No. 18/01681/FUL Units 1-3 Canal Wharf Industrial Units, Harts Close, Ilminster, TA19 9DJ

External Alterations and the change of use of premises from the use of B19(c) (Light Industrial) to class B8 (Storage and Distribution)
Application permitted with conditions

P208 Temporary Closure of East Street

The Temporary Closure of East Street was reported for information. The road will be closed for approximately 5 days to enable Wessex Water to replace leaking ferrule works in the road. The order becomes effective on 24 September 2018 and will remain in force for eighteen months.

Issues discussed during consideration of this agenda item included

- the length of the closure
- the impact of the closure on traffic flow

The meeting closed at 20:20hrs

Planning, Highways and Transport Committee Members:

Councillors Belobaba, Burton, Fagan, James, Mackillop, Shearman, Taylor and Walker