

A meeting of the **Planning, Highways and Transport Committee** was held on **6 November 2018** in the Hall at Greenfylde First School, Silver Street, Ilminster commencing at 19:30hrs

Committee Present:

Chair: Cllr A Shearman

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

In Attendance

Councillors: J Dewick, M Gunn, S Shepherd

County Councillor L Vijeh

Officers: Miss J Norris (Town Clerk)

24 members of the public attended the meeting

P216 Apologies for absence

All committee members were present.

P217 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 P Burton	Agenda No 5a, application 18/02705/FUL – Land off Ditton Street, Ilminster, TA19 0BQ	P220a	Member of the Bowling Club	Personal	Spoke and Voted
Cllr A Shearman	Agenda No 5a, application 18/02705/FUL – Land off Ditton Street, Ilminster, TA19 0BQ	P220a	Member of the Bowling Club	Personal	Spoke and Voted
Cllr L Taylor	Agenda No 5c Application No. 18/02844/FUL – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR	P220c	Lives near the application site	Personal	Spoke and Voted

P218 Minutes

a) The minutes of the meeting held on 2 October 2018 were considered.

RESOLVED that the minutes of the meeting held on 2 October 2018 be confirmed as a correct record.

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

RESOLVED to note the report.

Speaker 1

The speaker requested information on how he will be updated regarding the issues raised at a previous meeting regarding noise from the A303.

The Chairman responded that action taken will be reported on the Committee's action list which is updated and provided for each Committee meeting.

** Amended in line with agreement of minutes at the PHT meeting on 4.12.18 eg5*

P219 Police Report

This agenda item provides an opportunity for the Police to report on any matters relevant to policing in Ilminster. There was no written police report nor were any items raised.

P220 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. 18/02705/FUL – Land off Ditton Street, Ilminster, TA19 0BQ

Demolition of an existing garage block and the erection of 4 No. town houses.

Issues discussed during consideration of this application included:

- The proposal is not in keeping with other buildings in the same area
- The proposed buildings come forward of the existing building line
- The proposal takes away parking for the existing properties
- Impact on local businesses and organisations during development
- Impact of the proposals on the fire escape routes from adjacent buildings
- Dwellings of another design and layout may be more appropriate

RESOLVED to recommend refusal on the following grounds:

- (i) The proposal is not in keeping with the area in which it will be situated
- (ii) The proposed buildings come forward of the existing building line
- (iii) The proposal takes away parking for the existing properties
- (iv) Impact on local businesses and organisations during development
- (v) Impact of the proposals on the fire escape routes from adjacent buildings

Note: 19:48hrs The Chair took the meeting out of formal session in order for members of the public to speak on Application No. 18/02270/OUT – 7 Greenway, Dowlish Ford, Ilminster, TA19 0PJ

Speaker 2 identified themselves as the agent for the applicant regarding 7 Greenway. The speaker gave a description of the application site and its previous use. Following advice from Highways the plans are being revised to include a new footway; pictures and a plan indicating the revisions were circulated to the committee members. The speaker then explained that redundant buildings which are visually detrimental to the area would be removed and 2 new dwellings erected which would be a positive contribution to the nationwide housing crises.

The new footway would be a community benefit.

Note: 19:51hrs The Chair took the meeting back into formal session

b) Application No. 18/02270/OUT – 7 Greenway, Dowlish Ford, Ilminster, TA19 0PJ

Outline application for the erection of 2 new dwellings with associated access

Issues discussed during consideration of this application included:

- This is an outline application so a detailed proposal will follow in due course but the outline seems a sensible and constructive proposal

RESOLVED to recommend approval subject to the agreement of highways to the revisions regarding the provision of a footway

c) Application No. 18/02844/FUL – The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR

Erection of 5 no. holiday lets and alterations to car parking (revised application)

Issues discussed during consideration of this application included:

- The application is for the erection of modular buildings
- The impact of the proposal on the listed tree is minimal
- The developer has confirmed during a site visit that there is no reduction to the existing parking provision
- Issues raised during consideration of the previous application do not appear to have been addressed in the application under consideration i.e. surface water run off; undermining of the hill and overlooking of existing buildings
- Existing drainage provision (from the former swimming pool) will be used
- There is no overlooking onto individual dwellings, 2 of the proposed 5 buildings will look at a laurel hedge which bounds existing buildings and will form a visual barrier.
- The buildings are bedrooms only, there is no lounging / terrace area for outside use which could lead to additional noise
- The proposal is that the buildings will be over spill rooms which enable the hotel to provide accommodation for coach tours. First room allocation will be within the hotel.
- The existing car park does get very full
- The establishment advertises itself as a conference centre as well as a hotel
- This is a far better proposal than the original submission

RESOLVED to recommend approval

d) Application No.18/03125/HOU – 33 Butts, Ilminster, TA19 0AY

Construction of a Flat Roof Dormer on the rear of the property to enable the conversion of the existing loft space for additional accommodation.

Issues discussed during consideration of this application included:

- Similar applications have been recommended for approval

RESOLVED to recommend approval

Note: 20:03hrs The Chair took the meeting out of formal session in order for members of the public to speak on Application No. 18/00082/FUL – Land South West of Canal Way, Ilminster

Speaker 3

There is no plan for bus services to serve the new development so people will have to use cars or walk to reach anywhere in the town. Young families will have no public transport to reach schools and shops.

It can be assumed that most households have at least 2 cars and the plans as submitted do not demonstrate sufficient parking spaces for that number of vehicles.

Could the developer be asked to contribute to a community bus or funding towards a bus service into Ilminster town centre?

Speaker 4

There are 3 issues regarding the application which need to be addressed

- The masterplan including phasing was submitted 2 years ago but has not been revised or updated; how can the detailed plan for phase 1 be considered until a revised masterplan is provided.
- No provision has been made in phase 1 for elderly or disabled housing. The recent Ilminster Housing Needs Assessment evidences need for dwellings suitable for elderly and disabled residents; phase 1 of the development site would be the most suitable part of the site for such a provision bearing in mind its topography and it being the closer part to the town, and medical facilities.
- Surface water run off will be increased –no assurance is given about measures to alleviate flooding and the capacity of the existing drainage and sewerage provision

Speaker 5

This development is not good for anyone. The proposed 133 dwellings of phase 1 is a disproportionate number of houses when compared to the total number proposed for the development and the area [size] of the overall development and the phases.

The emergency access keeps being moved and there seems to be no logical rationale wherever it is positioned

The previous track record of the developer is not positive.

Speaker 6

The developer does not build quality homes. The speaker had bought their home for their retirement but instead of being a relaxing time it has been the most stressful years of their life. There was a snagging list for the property comprising 40 items due to faulty workmanship and all would have been avoidable with better quality control. There is still ongoing problem in the garden due to a lack of drainage. In order to get any resolutions to the problems on the snagging list, the speaker had to get the NHBC involved.

The landscaping etc implemented on the development is nothing like that shown in the plans.

Speaker 7

Handed round a plan to the committee.

The proposed layout is really cramped especially in the context of the surrounding land.

Causes for concern include the proposed height of some of the buildings and there could be better use of reconstituted stone which would be more in keeping with the town's character.

The Local Plan adopted in 2015, which is a statutory document for planning purposes appears to have been ignored

No play areas or green spaces have been included in the proposal for phase 1 so where would the children and young people who live in houses built in phase 1 go to play?

The proposed number of dwellings for the phase do not add up with the overall application; if the density of houses proposed in phase 1 was repeated in other phases it would mean more dwellings are built than currently have planning permission.

Overall more information is required and the application should be refused due to the lack of design in the lay out, the character of the proposed houses not being in keeping with the character of the town and better access to the development

Speaker 8

This speaker raised the issues of traffic congestion and parking. The plan to use the medical centres' car park for contract vehicles is inappropriate and it would be unsafe for users of the medical centre. It is already difficult to find a parking place at the surgeries on some occasions.

The plans indicate insufficient road space for vehicles to be able to park or pass safely especially for ambulances or the fire brigade. It is already difficult to park on the existing roads to the north of canal way.

The submitted plan lacks common sense.

Garages are frequently built too small for vehicles to use and means people park on the road this is detrimental to the look of the town and has safety implications.

Speaker 9

The plans still show a single access road which is dangerous especially for people with pushchairs. The location of the pedestrian crossing has been moved but the new location will not improve any safety aspects of the development. The whole submission is badly thought out.

Are there any guarantees that the low cost housing within the proposed development could be used for local young people?

Speaker 10

As a revised masterplan has not been provided there is no overall context for the current application and the phasing is not understood.

The detail for things such as the density of housing, drainage, roads, emergency access is all unclear and there is no indication as to when will it be provided. If the drainage works are not implemented until a later phase this could impact on the flooding risks to the houses built in the first phase.

The information submitted does not specify if local materials or those in keeping with the town are to be used.

The streets shown on the plans are not wide enough for vehicles to park and vehicles to pass this will result in cars parking in pavements and the associated safety issues.

The speaker also asked about the current situation regarding the S106 agreement on the outline planning application.

Speaker 11

The current construction at Broadway has many vehicles on site from Exeter and other non-local places. Local builders do not want to be involved with the developer for this application as they believe they would be providing a shoddy product.

Note: 20:36hrs The Chair took the meeting back into formal session

e) Application No. 18/00082/FUL – Land South West of Canal Way, Ilminster

Erection of 144 No. Dwelling houses with open space, landscaping and other associated works. Formation of access.

Issues discussed during consideration of this application included:

- Drainage problems have been raised in previous discussions regarding the outline application
- Many of the perceived problems and concerns relate to the density of the proposed development of phase 1
- The development site is a natural flood plain so any building will only increase surface run off and the likelihood of flooding
- Drainage provision would need to be part of phase 1
- The National Planning Policy Framework (NPPF), S 12, refers to the creation of high quality buildings, the need for a clear design vision and design quality. In particular, Para 127f refers to the creation of places that are safe, inclusive and

accessible, promote health and well-being and have a high standard of amenity for existing and future users.

- Comments on the revised plans have not been put on the South Somerset District Council website
- The topography of the site may mean that further building phases have less density of housing than phase 1.

RESOLVED

(i) to recommend refusal on grounds of:

- overdevelopment of the site
- conflicting information between the outline planning application and the detailed application for phase 1
- Flooding and drainage provision
- Traffic congestion both during building and after completion
- Access
- The application does not conform with NPPF especially with regard to accessibility, inclusivity, the prevention of crime and disorder, and health and wellbeing
- Out of date transport information

(iii) Request that the developer is required to update the master plan

(ii) Advise South Somerset District Council (SSDC) of the concerns that contributor comments on planning applications are not being posted on the SSDC website in a timely manner.

f) Application No. 18/02574/FUL – 19 East Street, Ilminster, TA19 0AJ

Replacement of timber rear door and window

Details of the information passed to the planning authority regarding the application were reported for information as stated on the agenda.

P221 Planning Decisions made by South Somerset District Council

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//02411/FUL – Shaston, Winterhay Lane, Ilminster, TA19 9BB

The erection of a single storey extension to front of dwelling.

Permission granted subject to conditions.

P222 Budget 2019/20

Consideration was given to items the Committee wished to put forward for further consideration as part of the 2019/20 budget proposals. The current Planning, Highways and Transport Committee wish list includes the provision of bus shelter(s) and funding for public transport

Issues discussed or raised during this agenda item included:

- Funding transport related studies / surveys e.g. public transport usage, current no cars per household

The meeting closed at 20:57hrs