

A meeting of the **Planning, Highways and Transport Committee** was held on **5 February 2019** at Greenfyld School, Silver Street, Ilminster, TA19 0DS commencing at 19:30hrs

Committee Present:

Chair: Cllr A Shearman

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

In Attendance

Councillors: J Fowler & V Keitch

Officers: Miss J Norris (Town Clerk) Mrs D Holt (Temporary Admin Support)

9 members of the public attended the meeting

Speaker 1

Resident of property in the development area. The application if built as proposed would take away the privacy and right to light of the occupiers of the existing building. The dwellings on proposed development would look down into existing homes.

The proposal would impact upon the aesthetics of the Toll House which is a listed building.

The proposed bus stops would have a negative impact on the Toll House and the proposed development would increase traffic on an already a busy road, there would be increased road noise, street rubbish, and all types of pollution.

The proposed footpath removes the Toll House right of way and vehicular access and would affect the listed railings and pedestrian safety

The proposed development would increase the likelihood of flooding.

P241 Apologies for absence

Apologies for absence were received from Councillor Taylor.

P242 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 8 Brown Tourist Signs	P248	On the Fairtrade Committee	Personal	Spoke & voted
Cllr J Fowler	Agenda No 5a Application No. 19/00012/OUT – Horlicks Farms and Dairies Ltd., Station Road, Ilminster, TA19 9PR	P245a	Lives about 300 yards downstream of the development	Personal	Spoke
Cllr V Keitch	Agenda No 5a Application No. 19/00012/OUT – Horlicks Farms and Dairies Ltd., Station Road, Ilminster, TA19 9PR	P245a	District Councillor	Personal	Will not take part in the debate
	Agenda No 8 Brown Tourist Signs	P248	Member of the Fairtrade Committee	Personal	

P243 Minutes

- a) The minutes of the meeting held on 15 January 2019 were considered.

RESOLVED that the minutes of the meeting held on 15 January 2019 be confirmed as a correct record.

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

Issues raised during consideration of this agenda item included:

- New bus shelter at Orchard Vale; Lease is being drawn up to lease the land to Ilminster Town Council at a peppercorn rent
- Resident has not received information about Highways England response to the Town Council's letter regarding traffic noise on the A303; Councillor Keitch will this follow up

RESOLVED to note the report.

P244 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.

P245 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. 19/00012/OUT – Horlicks Farms and Dairies Ltd., Station Road, Ilminster, TA19 9PR**

Outline planning application for the erection of flexible class B1 (B1a or B1b) building (or buildings) and up to 150 No. dwellings on the land to the north of Station Road; and for class B1(C), B2, B8, D1, A3, A4, A5 or Motor Dealership uses on the land to the South of Station Road; and details of accesses off of Station Road together with other road infrastructure, engineering works, landscaping all to facilitate phased redevelopment.

Issues discussed during consideration of this application included:

- Flooding, not just of the application site but also the possible increase of flooding risk for the adjacent properties and 3rd party land
- Assurance of floods risk assessments and mitigation that meets national planning guidelines is needed

RESOLVED

- (i) the principle of development on the application site is supported provided that effective flood mitigation measures are in place
- (ii) to recommend refusal of the application on the grounds of a) insufficient flood risk mitigation for the application site and neighbouring property and land and b) the impact on the adjacent listed building

- b) **Application No. 19/00043/FUL – Building Plot at Oakridge, Townsend, Ilminster, TA19 0JA**

The erection of a detached dwelling.

Issues discussed during consideration of this application included:

- Size of the proposed building in relation to the plot size
- Difficult plot shape

RESOLVED to recommend approval

c) Application No. 19/00103/FUL – Land Adjoining 6 The Heights, Ilminster, TA19 9AQ

The erection of 1 No. detached dwelling with associated access and parking.

Issues discussed during consideration of this application included:

- Style of the proposed building
- Minimal visual impact

RESOLVED to recommend approval

d) Application No. 19/00225/TCA – 31 East Street, Ilminster, TA19 0AN

Application to carry out tree works within a conservation area.

On the South Somerset District Council website (5 February pm) this is annotated as approved.

P246 Planning Decisions made by SSDC

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

a) Application No. 18/03753/HOU – 65 Ladymeade, Ilminster, TA19 0EA

Demolition of existing conservatory and erection of a single storey side and rear extension with hipped roof.

Application permitted with conditions.

b) Application No. 18/03603/FUL – 36 Station Road, Ilminster, TA19 9BG

The erection of a new detached dwelling (revised application)

Application refused.

c) Application No. 18/03553/LBC – Brook Barn, Old A3037, Sea, Ilminster, TA19 0SB

Alterations and the erection of an extension.

Application refused.

d) Application No. 18/03552/HOU – Brook Barn, Old A3037, Sea, Ilminster, TA19 0SB

Alterations and the erection of an extension.

Application refused.

e) Application No. 18/03257/HOU – 15 West Street, Ilminster, TA19 9AA

The siting of a shed.

P247 Salting of Roads

Consideration was given to the impact of Somerset County Council's winter gritting / salting regime

Issues raised during consideration and discussion of this agenda item included:

- this item was put on agenda as there is lots of local concern about the County Council's new salting regime
- Getting children to school when roads have not been gritted is a problem – if the roads are considered too dangerous for school buses surely it is also too dangerous for private vehicles
- The road between Seavington St Mary and Ilminster is a main route if there is an accident on the A303; if there is such an accident, and in bad weather the likelihood of an accident increases, then cars will be directed on a diversionary route that is an ungritted road
- It is important to grit pavements as well as roads; In Ilminster most of the routes leading to the town centre are on hills so pavements need to be treated in order for people to walk into the town safely
- South Somerset District Council Street Scene did grit on pavements in the town centres of Yeovil, Crewkerne, Chard and Ilminster last week when the ice and snow was predicted

- The Town Council's emergency contingency store was opened and as a result Blackdown View was cleared and gritted by residents and de-icing material was provided to Victoria Court

RESOLVED that a letter is sent to Somerset County Council stating the Town Council's concerns about the level of gritting in and around Ilminster, particular mention to be made of Sea bends and Listers Hill.

Note: 20:05hrs The Chair took the meeting out of formal session in order for members of the public to speak on Agenda No 8 Brown Tourist Signs

Speaker 2

There is one existing brown sign for Ilminster and it would help all businesses if there were additional signs on A358 from Taunton and the A303 from Exeter and for them to have them Fairtrade branding

Permission and erection of such signs is a matter for Somerset County Council for the A358 and Highways England for A303

Note: 20:07hrs The Chair took the meeting back into formal session

P248 Brown Tourist Signs

Consideration was given to the Fairtrade Committee's suggestion of brown tourist signs to Ilminster

Issues raised during consideration and discussion of this agenda item included:

- the cost of a sign on the A358 would be approximately £700
- Any initiative to bring people into town should be supported
- Possible involvement of the Chamber of Commerce
- Improved signage within the town e.g. from car parks to the town centre would also be beneficial

RESOLVED to support the principle of additional brown signs giving direction to Ilminster on the A358 from Taunton and the A303 from Exeter.

The meeting closed at 20:10hrs