

A meeting of the **Planning, Highways and Transport Committee** was held on **5 March 2019** in the Council Chamber, Council offices, North Street, Ilminster, TA19 0DG commencing at 19:30hrs

Committee Present:

Chair: Cllr A Shearman

Councillors: Cllr P Burton, Cllr J Fagan, Cllr M James, Cllr I Makillop and Cllr L Taylor

In Attendance

Officers: Miss J Norris (Town Clerk)

3 members of the public attended the meeting

Speaker 1

- A) The Right Hon James Brokenshire MP, Secretary of State for Housing, Communities and Local Government has called in Persimmon regarding build quality; the speaker hopes this will assist the Town Council when considering planning applications
- B) From home [in Ilminster] to the Committee meeting counted 55 parked commercial vehicles

Speaker 2

From WYG, the planning agent for application regarding the Crown Inn. The scheme as submitted complies with planning policy. To date there have been no technical objections and very little public comment. The historic value of the building will be retained, and they will be sympathetic conversions. There will be no significant impact to neighbours. The usual planning conditions for this type of application will be accepted.

P249 Apologies for absence

Apologies for absence were received from Councillor Belobaba and Walker

P250 Declarations of Interest

No declarations of interest were made in respect of any items on the Agenda.

P251 Minutes

- a) The minutes of the meeting held on 5 February 2019 were considered.
RESOLVED that the minutes of the meeting held on 5 February 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:
 - SSDC are drawing up a lease for land at Orchard Vale to facilitate the erection of a bus shelter

RESOLVED to note the Office Action List

P252 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.

P253 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. 19/00137/HOU - 132 Canal Way, Ilminster, TA19 9DH

Single storey extension to rear with flat roof and lantern.

Issues discussed during consideration of this application included:

- Had similar applications in the past
- Sympathetic with other builds in the area

RESOLVED to recommend approval

b) Application No. 19/00284/FUL – Crown Inn, 12 West Street, Ilminster, TA19 9AB

Proposed conversion and alteration of public house to 2 No. dwellings including demolition of garage.

Issues discussed during consideration of this application included:

- The comments from the Highways consultees reflect that people don't know the site; the garage hasn't been used for some time so there has been no traffic
- Access onto West Street is very narrow
- The site is in the conservation area
- Concern that insufficient effort has been made to maintain it as a commercial property
- Government guidelines regarding retaining commercial properties
- The number of pubs in Ilminster is reducing

RESOLVED to recommend approval subject to any conditions suggested by the Conservation Officer

c) Application No. 19/00244/HOU – Oakridge, Townsend, Ilminster, TA19 0JA

Formation of front bay window.

Issues discussed during consideration of this application included:

- Discreet proposal

RESOLVED to recommend approval

d) Application No. 19/00349/S73 – 6 Green Lane, Ilminster, TA19 9BY

Section 73 application for 13/04415/FUL to substitute approved plan to allow for single storey side extension and removal of juliet balcony & replacement windows.

RESOLVED to recommend approval

e) Application No. 19/00419/HOU – 65 Ladymeade, Ilminster, TA19 0EA

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

Issues discussed during consideration of this application included:

- In keeping with other extensions in the area

RESOLVED to recommend approval

f) Application No. 19/00339/ADV – Plot 3 (Costa Coffee), Southfields Roundabout, Horton, Ilminster

The display of 3 No. internally illuminated fascia signs, 1 No. 8m internally illuminated pole sign, 1 No. internally illuminated height banner, 3 No. internally illuminated free standing signs, 1 No. set of internally illuminated roof letters and 2 No. non-illuminated banner signs.

Issues discussed during consideration of this application included:

- Standard, corporate branding
- May help attract people towards Ilminster town centre
- Provides employment

RESOLVED to recommend approval

g) Applications Nos. 19/00090/FUL and 19/00091/LBC – 2-6 Silver Street, Ilminster, TA19 0DL (Lloyds Bank)

Proposed new level access into the branch comprising of new internal platform lift, steps and associated works including the removal of the existing external entrance steps, lowering of the internal floor and alterations to the existing entrance door.

Issues discussed during consideration of this application included:

- Very positive

RESOLVED to recommend approval subject to any conditions suggested by the Conservation Officer

h) Application No. 19/00363/FUL – O and H Removals, Harts Close, Ilminster, TA19 9DJ
Extension to existing warehouse.

Issues discussed during consideration of this application included:

- Good to see a local business wishing to expand
- Good location for the type of business with regard to access

RESOLVED to recommend approval

P254 Planning Decisions made by SSDC

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

a) Application No. 18/03143/LBC – 5 Silver Street, Ilminster, TA19 0DH

Fitment of slim metal reveal covers to wall opening at the shop entrance to accommodate demountable flood barriers when necessary.

Application permitted with conditions.

b) Application No. 18/03140/LBC – 5 Silver Street, Ilminster, TA19 0DH

Installation of two slim metal reveal covers to wall opening at the shop door entrance and to the door entrance to the flat above the shop to accommodate demountable flood barriers when necessary and also the addition of 6 No. flood resilient air bricks.

Application permitted with conditions.

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

Application to carry out tree works within a conservation area.

Application permitted.

d) Application No. 18/02085/COU – Larchfield Industrial Estate, Unit 2, Greenway, Dowlish Ford, Ilminster, TA19 0PF

The change of use of premises from B2 (General Industry) to D2 (Crossfit Studio) (Retrospective).

Application permitted with conditions.

- e) **Application No. 18/03566/COU – Kings Road Tyres, Station Road, Ilminster, TA19 9BQ**
Change of use of buildings to a mixed use of A1 (Retail), B1 (Business), B2 (General Industrial), B8 (Storage & Distribution) and Sui Generis.

P255 New Development off Winterhay Lane, Ilminster – Proposed Road Names

South Somerset District Council have requested suggestions for proposed road names for the new development off Winterhay Lane.

Issues discussed during consideration of this application included:

- It is fitting to pay tribute to people who have served the town by naming a road after them
- It is good to link names of new developments with previous land use

RESOLVED that the following be suggested to South Somerset District Council as names for the roads on the new development of f Winterhay Lane

- Whaites Drive - for the road shown red on the plan
- Foundry Close - for the road shown orange on the plan
- Forge Close for the road shown blue / green on the plan

Note:

- (i) Whaites Drive in memory of Paul Whaites
- (ii) Foundry and Forge to reflect the industrial heritage and former use of the site

P256 Grit Bins

During the recent bad weather the Town Council received a number of requests for grit bins in the Town, The Committee is asked to consider these.

- There are bins on Blackdown but they have been empty for years

RESOLVED investigate potential locations and costs - main roads into town and town centre

The meeting closed at 20: 49hrs