

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

Present:**Chair:** Cllr A Shearman**Councillors:** D Belobaba, J Dewick, J Fagan, J Fowler, M Gunn, V Keitch, I Mackillop, R Swann
and T Walker**In Attendance**

Officers: Miss J Norris (Town Clerk), Mrs D Salt (Admin Officer (Information))
Mrs J Skinner (Admin Officer (Support)) and Mrs D Speed (Deputy Town Clerk)

30 members of the public attended the meeting.

P151 Apologies for absence

Apologies for absence were received from Councillors Burton, James and Shepherd

P152 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 J Fowler	Agenda No 5 – Planning Applications (c) and (d) in respect of Factory, Winterhay Lane, Ilminster and Planning Application (e) in respect of Land North of Winterhay Lane	P160	Personal and as Member of Residents Group	Personal	Spoke and Voted
Cllr V Keitch	Agenda No 5 – Planning Applications (c) and (d) in respect of Factory, Winterhay Lane, Ilminster	P160	District Councillor and Chair of Area West.	Personal	Spoke and Voted

P153 Minutes

A) The minutes of the meeting held on 9 January 2018 were considered
RESOLVED that the minutes of the meeting held on 9 January 2018 be confirmed as a correct record.

B) The Office Action Plan relating to the Committee was considered.
Issues discussed during consideration of the action plan included:

RESOLVED to note the office action plan.

P154 Police Report

There was no written police report nor were any police related matters raised.

Chair's initials

P155 19:35hrs The meeting was adjourned until the rising of the Planning, Highways and Transport Committee meeting to discuss the planning Application 18/00082/FUL Land south west of Canal Way

P159 20:15hrs The meeting was reconvened

P160 Planning Applications

The Committee considered applications as detailed below:

a. Application No. 17/04635/FUL – Units 1–4 Harts Close, Iminster, TA19 9DJ

Application to remove condition 6 (internal floor area) and to vary condition 2 (approved plans) of planning approval 15/04926/FUL to create mezzanine floor to units and alterations to car parking layout.

Issues raised during consideration of the application included:

- provision has been included for extra car parking to allow for extra people working in the units
- good to have employment land use

RESOLVED to recommend approval

b. Application No. 17/04705/LBC – National Westminster Bank, 10 East Street, Iminster
Internal alterations.

Issues raised during consideration of the application included:

- The proposal enhances the interior
- The proposal makes it more secure for staff
- The proposal does not harm the fabric of the building

RESOLVED to recommend approval subject to the Conservation Officer's report

c. Application No. 17/04802/REM – Factory, Winterhay Lane, Iminster TA19 9BB

Erection of 72 No. dwelling houses and 600 square metres of office space (Use Class B1).
Reserved matters of 13/04935/OUT,
And

d. Application No. 17/04857/FUL – Factory, Winterhay Lane, Iminster, TA19 9BB

Erection of 19 No. dwelling houses, car parking and relocation of public open space.

Note:

- (i) The 2 applications for the Factory, Winterhay Lane were discussed at the same time.
- (ii) 20:20hrs the meeting went out of formal session to enable 2 members of the public to speak regarding the application

Speaker 1, I Mooney (from Daido) raised a number of points and concerns including:

- Daido were not sent information about the planning application
- There have been many “near misses” for staff driving in the vicinity of the application site
- The proposed level of parking provision is insufficient
- The residents of the proposed development and the Daido works traffic will be mixed
- The existing road is too narrow for the size of development proposed
- Daido operate 24/ 7 and take relationships with their neighbours seriously
- There is a concern that children living on the proposed development will be attracted to play in the Daido car park
- The proximity of the stream to the open spaces on the development may give rise to safety issues especially for children

Chair's initials

- Disruption to the Daido premises and operations during construction of the proposed development is likely to cause a number of safety issues especially the dangers caused by mud

Speaker 2 G Linley raised issues including:

- Pedestrian safety is a concern because there is not a footpath the entire length of the lane
- The current parking situation with people parking on yellow lines leads to frequent, almost head on crashes, but rarely is any enforcement action taken
- Daido uses large lorries
- Significant alterations would be need to the existing road lay out

Note 20:27hrs, the meeting was resumed in formal session

Issues raised during consideration of the applications included:

- The space that is needed for vehicles accessing and leaving the DAIDO site to manoeuvre safely
- Residents from Station Road do not have their own parking so park their vehicles in Winterhay Lane and the road to the Daido site
- Insufficient parking allowed for the proposed development
- Poor visibility and dangerous access on to the crossing/corner from Station Road into Winterhay Lane
- Access for emergency vehicles
- Widening of road and lack of enforcement of the existing parking restrictions
- Traffic survey required
- Poor location of the proposed play area near the electric sub-station
- Ilminster needs development provision for small businesses
- A report on how the site has been marketed for business use should have been included with the application
- When a consultation was undertaken regarding the needs of small businesses for the Local Plan there was a very poor response to questionnaires
- Land allocated for employment use should not be used for residential development unless there is irrefutable evidence that there is no market for employment use
- Encouraging that the proposal is for 100% affordable housing
- The Canal Way outline planning consent had not been approved when the Winterhay lane planning application was first considered
- Reports from original application are out of date in relation to transport and flooding
- Sustainable drainage systems will need to be included in any development on the site
- Route of stream and culvert
- Daido have expanded since original planning application
- Daido are a major employer for the town
- There is no impact assessment on how the noise, security lighting and vehicle movements of the adjacent businesses will affect the proposed development
- Over-development on the proposed site
- Safety and noise surveys should be requested before the application is determined

RESOLVED

- (i) to recommend refusal of application No. 17/04802/REM – Factory, Winterhay Lane, Ilminster TA19 9BB due to insufficient provision for transport, and parking, inability of road network to cope with the additional number of vehicular movements, concerns over public safety, the over-development of the site, and the impact on the established businesses which are major employers for the town.

Chair's initials

- (ii) to recommend refusal of Application No. 17/04857/FUL – Factory, Winterhay Lane, Ilminster, TA19 9BB due to the loss of land designated for employment use, overdevelopment of the site, inability of the road network to cope with the additional vehicular movements and concerns about traffic safety including parking provision.

Note: Councillors Fowler and Keitch declared personal interests (under the agenda item Declaration of Interests) in planning applications 17/04802/REM and 17/04857/FUL.

e. Application No. 17/04944/FUL – Land North of Winterhay Lane, Ilminster

Proposed change of use of land to equestrian (retrospective) and the erection of a field shelter and retention of 2 field accesses.

RESOLVED to recommend approval

Note: Councillor Fowler declared a personal interest (under the agenda item Declaration of Interests) in planning application 17/04944/FUL

f. Application No 17/04649/ADV – Co-operative Cornhill Market Place, East Street, Ilminster TA19 0AW. Amended plans / additional information.

Display of 1 no. externally illuminated hanging sign, 2 no externally illuminated fascia logos, 1 no non-illuminated fascia text and 2 no non-illuminated wall mounted signs (1 no on the rear elevation and 1 no on the front elevation)

Issues raised during consideration of the application included:

- Does the sign need to be illuminated when shop is closed?

RESOLVED to recommend approval subject to a condition that the illuminated signs are switched off outside the opening hours of the premises

P156 Withdrawn Planning Applications

a) Application No 17/04471/FUL – Rose Cottage, Green Lane, Ilminster, TA19 9PN

Partial demolition of existing building. Erection of two storey and single storey extensions and raising height of roof.

The application is now withdrawn.

P157 Temporary Closure of The Cross

The temporary road closure details were presented for information.

The meeting closed at 21:24hrs

Chair's Signature and Date