

A meeting of the **Planning, Highways and Transport Committee** was held on **16 January 2019** in the Council Chamber, Council offices, North Street, Ilminster, TA19 0DG commencing at 19:30hrs

**Committee Present:**

**Chair:** Cllr A Shearman

**Councillors:** P Burton J Fagan, M James, and T Walker

**In Attendance**

**Councillors:** Shepherd, Fowler, Keitch, Dewick, Gunn, Swann

**Officers:** Miss J Norris (Town Clerk)

2 members of the public attended the meeting

**P234 Apologies for absence**

Apologies for absence were received from Councillors I Makillop and L Taylor.

**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
T Walker	Application No. 18/03603/FUL – 36 Station Road, Ilminster, TA19 9BG	P237e	Knows the applicant	Personal	Spoke and voted

**P235 Minutes**

a) The minutes of the meeting held on 4 December 2018 were considered.

**RESOLVED** that the minutes of the meeting held on 4 December 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.

**P236 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.

**P237 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. 18/03552/HOU & 18/03553/LBC - Brook Barn, Old A3037, Sea, Ilminster, TA19 0SB**

Alterations and the erection of an extension.

Issues discussed during consideration of this application included:

- The proposal is in keeping with other developments in the area
- The proposal is subservient to the original building

**RESOLVED** to recommend approval

**b) Application No. 18/03140/LBC – 1-3 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.

Issues discussed during consideration of this application included:

- Sensible to install preventative measures

**RESOLVED** to recommend approval

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

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

Issues discussed during consideration of this application included:

- Sensible to install preventative measures

**RESOLVED** to recommend approval

*Note: 19:38hrs The Chair took the meeting out of formal session in order for members of the public to speak on application No. 18/03566/COU – Kings Road Tyres, Station Road, Ilminster, TA19 9BQ*

**Speaker 1** - Agent for J Brake & Son,

Brake's is a family run business and has been operating in Ilminster for a long time; the company acquired the application site in 2018.

The plans have been updated and are now as in the meeting information pack (Note: this refers to the copy of the powerpoint presentation for all applications made available to everyone attending the meeting). The number of parking spaces have been clarified by email to Planning Officer –this information is also in the meeting information pack.

Brakes will own and operate from the application site thus expanding their existing business, this expansion has already resulted in the employment of an additional 4 local people. It is not expected that the change of use will generate any additional traffic from that of the previous business.

*Note: 19:41hrs The Chair took the meeting back into formal session*

**d) 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 and Distribution) and Sui Generis.

Issues discussed during consideration of this application included:

- Site looks better following the recent work
- Good that new employment opportunities being created

**RESOLVED** to recommend approval

*Note: 19:42hrs The Chair took the meeting out of formal session in order for members of the public to speak on Application No. 18/03603/FUL – 36 Station Road, Ilminster, TA19 9BG*

**Speaker 2**

Before the original planning application was submitted the South Somerset District Council Conservation Officer had been consulted. When the original planning application was

considered the applicant listened to what was said and has taken all the comments on board; in particular

- No trees or shrubs will be removed
- an extra car park space has been provided
- the construction materials have been changed to brick and tile

When the original application was considered the word subservient was used a lot so the revised application is for a much smaller property.

The proposed development can only be seen by 1 other house, which is across the road, and that property is affected by virtue of 1 window which it is believed to be ½ way up a staircase. Family homes are needed in Ilminster and it is better to have infill rather than building on green fields. The proposed dwelling has a good-sized garden which is often missing from new developments. The proposal is for an extremely environmentally friendly development. There are lots of different types of homes in the area of the development site and the proposal would not have a detrimental visual impact on the neighbourhood.

*Note: 19:45hrs The Chair took the meeting back into formal session*

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

The erection of a new detached dwelling (revised application)

Issues discussed during consideration of this application included:

- Potential privacy issue for dwelling opposite
- Shame that so many places are being infilled and not being left “open”
- Shared access for a number of properties - this problem was previously raised and does not seem to have been addressed
- Comments and issues raised by the South Somerset District Council Highway Consultant
- Trees & bushes will be retained
- Once garden and green space is used for buildings it can never be recovered
- Some but not all of the concerns regarding the original proposal have been addressed
- The proposed development has a larger garden than many new builds
- Vehicular right of access is not an issue that affects a planning decision
- access to and from the main road is a concern

**RESOLVED** to recommend approval subject to the issues raised by the South Somerset District Council Highway Consultant being resolved.

**f) Application No. 18/03257/HOU - West Street, Ilminster, TA19 9AA**

The siting of a shed.

Issues discussed during consideration of this application included:

- The address for the application site is unclear
- Can't be seen from any main roads
- Would it be blocking any fire escape routes?

**RESOLVED** to recommend approval subject to South Somerset District Council establishing the correct address of the application site

**g) 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.

Issues discussed during consideration of this application included:

- Provides extra floor space on the ground floor
- Will not impact on any neighbouring properties
- Neat extension

**RESOLVED** to recommend approval

### **P238 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. 18/03125/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.

Application permitted with conditions.

### **P239 A303 Noise response from Highways England**

At recent Planning, Highways and Transport Committee meetings there has been a group of residents from Ashwells complaining about road noise from the A303; the committee resolved to write to SSDC and Highways England; the responses to the Town Council's correspondence were presented for information.

Cllr Keitch has the residents' contact details and agreed to pass on the responses.

### **P240 Drains on New Road, Ilminster**

Consideration was given to a report from a resident regarding blocked drains on New Road. Issues discussed during consideration of this agenda item included:

- Concern that drains are still not been cleared effectively
- Similar situations have previously led to flooding in the town
- it is understood that changes to the drain clearance regime are likely to be part of the County Council's budget proposals
- If anyone e.g. another council took on responsibility for the drain clearance they would be liable for any damage
- the SCC report into flooding in Ilminster specifically refers to the need for regular, effective drain cleaning

**RESOLVED** that a letter is sent to Somerset County Council stating the Town Council's concerns about drain clearance and its importance to avoid a repetition of flooding events in the town where a lack of drain clearance has been a contributory factor.

The meeting closed at 20:57hrs