

A meeting of the **Planning, Highways and Transport Committee** was held on **4 December 2018** in the Council Chamber, North Street, Ilminster commencing at 19:30hrs

Committee Present:

Chair: Cllr A Shearman

Councillors: Burton, Fagan, James, Walker

In Attendance

Councillors: County Cllr L Vjeh

Officers: Miss J Norris (Town Clerk)

6 members of the public attended the meeting

Speaker 1

Last week the local MP was reported to have said that planners need to think holistically about a new town on the A303 not just about bolt-ons to existing residential areas, does this assist the Town council in any way when discussing planning applications.

The Chairman responded that this did not directly provide a planning reason which could be applied to a planning application so would not have a direct impact on recommendations and decisions.

Speaker 2

This speaker addressed the Committee regarding Planning application No. 18/03454/OUT – Land Adj Winterhay Lane Farm, The Beacon, Ilminster. The speaker said that they felt there was a good diversity of housing type in Ilminster and it should be recognised that having such a wide range is attracts people to the town. Latterly there has been a lot of housing estate development which meets the needs of many people but there has been a lack of one-off dwellings built and small-scale developments with good landscaping; such individual development should be encouraged. Whilst the speaker supports the application their 2 comments are that it would be improved if 4 houses were provided rather than 2 and the landscaping provision should include good screening provided by trees and hedges.

The Chair took the meeting into formal session.

The Chair asked the Committee's approval, which was given to take the Parking and Public Transport Agenda items immediately after the first planning application had been considered, this was to enable people attending specifically for those items to leave the meeting and fulfil other commitments.

P223 Apologies for absence

No apologies for absence had been given.

P224 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 No. 18/03454/OUT – Land Adj Winterhay Lane Farm, The Beacon, Ilminster, TA19 9AH	P227a	Knows the applicant	Personal	Spoke and voted
Cllr A Shearman	Agenda No 5a Application No. 18/03454/OUT – Land Adj Winterhay Lane Farm, The Beacon, Ilminster, TA19 9AH Agenda No 5e Application No. 18/03093/FUL - 32 Ditton Street, Ilminster	P227a P230	Knows the applicant Knows the applicant	Personal Personal	Spoke and voted Spoke and voted

P225 Minutes

a) The minutes of the meeting held on 6 November 2018 were considered.

RESOLVED that the minutes of the meeting held on 6 November 2018 be confirmed as a correct record subject to Cllr Walker's initials being changed from F to T

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

- Prompt response from SCC re buses
- Traffic noise – response rec'd from SCC
- Concern that the bus stop and coach parking items remain on the action list

RESOLVED to note the report.

P226 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

Issues raised included:

- New shift patterns

P227 Planning Applications

The Committee considered the following applications and agreed their comments and recommendations to be forwarded to South Somerset District Council:

Application No. 18/03454/OUT – Land Adj Winterhay Lane Farm, The Beacon, Ilminster, TA19 9AH

Outline application for the erection of two dwellings with garaging.

Issues discussed during consideration of this application included:

- The houses will be below the eye line of people on the road and pavement in New Road, so there will be minimal visual impact
- The proposed dwellings are fairly large house
- The site may have capacity for more houses
- Potential of noise from the A303
- The development would use an existing access

RESOLVED to recommend approval

Note: Cllrs Burton and Shearman declared a personal interest in this agenda item

P228 Parking

(i) Countywide Parking Review

The County Councillor explained that currently requests for parking restrictions and parking schemes are dealt within a piecemeal manner so there will now be a county wide review to encourage a more holistic approach within communities. In the future it is likely that people / organisations making requests will have to fund the cost of any changes. It will be at least 6-9 months before Ilminster is reviewed and one-off changes will not be considered.

Issues raised during discussion on this agenda item included:

- Possible changes / rationalisation of parking charges e.g. for residents parking across the county
- that Town Council representatives to organisations such as the Chamber of Commerce should advise them about the parking review

RESOLVED to note the information

(ii) Double Yellow Lines in Berryman's Lane

At the 10 April 2018 Committee meeting a request was considered from a member of the public to have parking restrictions in Berryman's Lane; the Committee resolved to review the situation in 1 year i.e. April 2019. This item had been put on the Agenda due to the one-off parking restriction requests not being dealt with once the county wide parking review had commenced.

Issues discussed during consideration of this agenda item included:

- the narrowness of the road does restrict parking

RESOLVED not to request parking restrictions in Berrymans Lane

P229. Public Transport Provision

As a result of public transport provision being raised by members of the public at Council and Committee meetings and the matter being discussed by Councillors, the town Clerk had contacted the County Council about the current availability of public transport and community transport schemes.

The County Councillor said that the new shuttle service introduced in September 2018 seems to have been successful. The County Councillor uses the shuttle service but has noticed that she is often the only fare paying passenger and so this raises the question does the level of usage justify the service provision?

Issues discussed during consideration of this agenda item included:

- there are buses to Taunton but not to Chard & Yeovil
- the timetable allows 7 minutes to make a connection – what happens if a bus is delayed due to traffic conditions? the County Cllr said that in her experience the shuttle service does try to help and wait if possible but that the main bus is unlikely to wait if the shuttle service is delayed
- transport is a theme of the emerging neighbourhood plan

P230 Planning Applications cont

The Committee considered the following applications and agreed their comments and recommendations to be forwarded to South Somerset District Council:

a) Application No. 18/03408/LBC – 21 High Street, Ilminster, TA19 9AW

Conversion of attic to form additional bedroom including 1 No. roof-light (revised application).

Issues discussed during consideration of this application included:

- It is a discreet change
- Makes better use of the building

RESOLVED to recommend approval

- 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.

RESOLVED to recommend approval

- c) **Application No. 18/02785/FUL - Quantock Court, Flat 1, East Street, Ilminster**
The installation of replacement windows to front and rear.

Issues discussed during consideration of this application included:

- the proposed change – will improve the exterior look of the building
- the proposed change should improve the dwelling by providing increased heat retention

RESOLVED to recommend approval

- d) **Application No. 18/03093/FUL - 32 Ditton Street, Ilminster**

Demolition of existing out-buildings and the erection of a two storey extension with single storey section at the rear to reinstate the existing flat and provide a new access to the first floor, car parking and replacement storage including with additional domestic accommodation to reinstated flat.

Issues discussed during consideration of this application included:

- the proposal will improve the building for both the residential purpose and the business use

RESOLVED to recommend approval

Note: Cllr Shearman declared a personal interest in this agenda item

- e) **Application No. 18/03505/TCA – 37 New Road, Ilminster, TA19 9AF**

Application to carry out tree works within a conservation area.

Issues discussed during consideration of this application included:

- Many nice trees in this area

RESOLVED to contact South Somerset District Council and further detail of the proposed works e.g. which trees and what work is proposed

- f) **Application No. 18/02800/COL – 3 Hill View Terrace, Ilminster, TA19 9AL**

Application for a Lawful Development Certificate for the proposed replacement single storey extension and widening of window opening at the ground floor rear elevation.

Issues discussed during consideration of this application included:

- Narrow buildings at the rear

RESOLVED no comments to be submitted

- g) Application No. 18/02947/FUL - Land North of Long Orchard Hill, Kingstone, Ilminster**
The formation of a new vehicular farm access (Retrospective), Parish: Whitelackington – re: Land Adjacent to Ilminster Parish
Councillors had been requested to send any comments on this application direct to South Somerset District Council

P231 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. 18/02574/FUL – 19 East Street, Ilminster, TA19 0AJ**
Replacement of timber rear door and window.
Application permitted with conditions.

P232 Applications Withdrawn

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.

P233. Budget 2019/20

Consideration was given to items pertaining to the Committee's responsibilities that it would like to be considered for inclusion in the 2019/20 budget.

RESOLVED

- (i) to include money for the provision of 2 bus shelters (Stonemasons & Canal Way opposite Muchelney House)
- (ii) to research existing community transport schemes and investigate the possibilities of such a scheme based in Ilminster (including provision for people attending medical appointments and a moped provision scheme)

The meeting closed at 20:46hrs