

# ILMINSTER TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Ilminster on Tuesday, 3 April 2012 at 7.30 p.m.

## **Present**

**Chairman:** Cllr L Vijeh

**Councillors:** Cllr S Austin, Cllr P Burton, Cllr A Lawson, Cllr D Miller, Cllr J Pallister, Cllr A Shearman, and Cllr S Shepherd.

**Officers:** Mrs J Thorne. Miss N McIntosh

## **1 Apologies for absence**

Apologies were received from Cllrs Goodall, Sainsbury, Sothern, Swann and Whaites

## **2 Declarations of Interest**

Cllr Vijeh and Cllr Shepherd declared a Personal interest in Planning Applications 12/00392/FUL and 12/05073/FUL.

## **3 Minutes of the previous meetings**

It was RESOLVED that the minutes of the Planning Committee held on 21 February 2012 be approved and signed as a correct record.

## **4 Matters Arising**

None

## **5 Planning Applications**

It was RESOLVED that the Committee's comments on the applications on the attached list be submitted to South Somerset District Council.

## **6 Planning Decisions**

The planning decisions on the attached list were received from South Somerset District Council.

## **7 Planning Appeal**

11/03054/FUL– Conversion of former stable and store into a house at land rear of 8 West St. The Town Clerk reported that the planning appeal had been dismissed as the main issue being the impact of the development on highway safety arising from the level of traffic using the junction at West Street and Rutter's Lane.

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## 8 Notification of Certificate of Lawfulness

The Clerk notified the Committee of an Application for a Certificate of Lawfulness 12/00906/R3C - The proposal being section 192 Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the erection of a Timber- Built Shelter at Greenfylde School.

## 9. Community Infrastructure Levy

Cllr Vijeh presented the committee with a broad outline of the proposals in relation to the current SSDC consultation.

The Community Infrastructure Levy (CIL) is a local levy that authorities can choose to introduce to help fund infrastructure in their area, by charging new developments. It is a tariff based approach to assist in funding infrastructure associated with planned growth.

The Proposed CIL rate for developments (except YUE/CEDA) is £150 per square metre.

The proposed rates were presented to Councillors to give them the opportunity to comment in writing by the end consultation date - 5pm on Wednesday 4<sup>th</sup> April 2012.

The Committee suggested that if CIL is to be implemented then SSDC should consider giving a third of CIL money back to the local Town and Parish Councils. It was also thought that the proposed rate of £150 per square metre was a little excessive and should be lowered to £120.

The Committee also put forward the following questions for consideration:

1. What procedure is there to "pool" CIL monies? The process needs to be clearer
2. Will we as a Town Council be able to keep a "pool" account in order to collate monies over a period of time for larger local projects?
3. How frequently will CIL rates be reviewed?
4. Will it affect applications already in process?

## 10. National Planning Policy Framework

Cllr Vijeh reported briefly on the key points relating to the March 2012 Planning Reform measures, which take immediate effect.

The meeting closed at 9:30pm

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Signed

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Date