

A meeting of the Planning, Highways and Transport Committee was held on 5 April 2016 in the Council Chamber, Council Offices, North Street, Ilminster commencing at 7.30pm

Present:

Chairman: Cllr Shearman

Councillors: Cllr Albin, Cllr Burton, Cllr Drayton, Cllr Fagan, Cllr Fowler, Cllr Fowler, Cllr Keitch, Cllr Kinder, Cllr Neave, Cllr Shepherd, Cllr Swann, Cllr Walker.

Officers in attendance: Miss J Norris (Town Clerk) and Mrs D Speed (Adminstrtion Officer (Finance))

Members of the Public: No members of the public attended this meeting.

Before the meeting formally started Cllr Walker apologised for the remarks he had made during the discussion on an advertising policy at the Open Spaces Committee.

P87 Apologies for absence

Apologies for absence were received from Councillors Cllr Goodall, Cllr Sothern & Cllr Storey.

P88 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 b 16/00840/FUL, 18 Silver Street, Ilminster TA19 0DJ & Agenda No 5cC 16/01167/FUL, 20 Silver Street, Ilminster Somerset TA19 0DN	91 b & 91 c	Knows the applicant	Personal	Spoke & Voted
Cllr A Shearman	Agenda No 5 b 16/00840/FUL, 18 Silver Street, Ilminster TA19 0DJ & Agenda No 5cC 16/01167/FUL, 20 Silver Street, Ilminster Somerset TA19 0DN	91 b & 91 c	Knows the applicant	Personal	Spoke & Voted
Cllr R Neave	Agenda No 5 b 16/00840/FUL, 18 Silver Street, Ilminster TA19 0DJ & Agenda No 5cC 16/01167/FUL, 20 Silver Street, Ilminster Somerset TA19 0DN	91 b & 91 c	Knows the applicant	Personal	Spoke & Voted

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr T Walker	Agenda No 5 b 16/00840/FUL, 18 Silver Street, Ilminster TA19 0DJ & Agenda No 5cC 16/01167/FUL, 20 Silver Street, Ilminster Somerset TA19 0DN	91 b & 91 c	Knows the applicant	Personal	Spoke & Voted

P89 Minutes

A) To confirm the minutes of the meeting held on Tuesday 15th March 2016 as a correct record. There was a lively discussion regarding the draft minute relating to Cllr Drayton's declaration of interest

RESOLVED that the minutes of the Planning, Highways and Transport Committee held on 15 March 2016 be confirmed as a correct record subject to

- a) Mrs Speed being included in the list of officers present
- b) That the table showing the Declarations of Interest includes "**lives adjacent to the land contained in the application**" being included as part of Councillor Drayton's declaration regarding the nature of his interest
- c) That the table showing the Declarations of Interest is amended regarding Cllr Fowler's declaration to read "Has attended a Save Shudrick Valley Group meeting and **made a donation to the campaign funds**"
- d) That a footnote be included beneath the Declarations of Interest Table which reads "**Cllr Drayton states that he declared a personal interest as he lives adjacent to the land contained in the application; however this was not recorded by either of the 2 note takers at the meeting.**"
- e) That the grounds for recommending refusal of the application include "**A The Local Plan should be given more time to succeed B. The application is not in line with the Local Plan nor NPPF policies**" and that the subsequent reasons be re-numbered
- f) That reason F be amended to read "**Impact on the landscape and visual amenity**"
- g) That ground O is amended to read "**Travel plans are not in accordance with the National Planning Policy Framework**"

B) the Office Action Plan relating to the Committee was considered and no comments were made nor issues raised.

P90 Police Report

There was no written police report and no policing matters were raised or reported.

P91 Planning Applications

The Committee considered the applications as detailed below:

- a) **16/00747/FUL, 1 Wadham Close, Iminster TA19 9BH**
The erection of a single storey extension to front of dwelling house.

RECOMMEND APPROVAL

- b) **16/00840/FUL, 18 Silver Street, Iminster TA19 0DJ**
The carrying out of internal and external alterations to include replacement of windows and doors and creation of a garage.

Discussions during consideration of this application included:

- Ownership of the land to be used as the garage access

RECOMMEND APPROVAL

- c) **16/01167/FUL, 20 Silver Street, Iminster Somerset TA19 0DN**
The carrying out of internal and external alterations to include change of use of building to dwelling and installation of new window on west elevation.

Discussions during consideration of this application included:

- The Town Council's previous concerns and comments about keeping buildings for business purposes rather than permitting change of use to residential

RECOMMEND APPROVAL

P92 Planning Decisions made by SSDC

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

Details are on the South Somerset District Council Website:

<http://www.southsomerset.gov.uk/planningsearch>

- a) **16/00496/FUL, Gooch & Housego Plc, Greenway, Dowlish Ford, Iminster TA19 0PF**
Retention of two storey portakabin building indefinitely.
Permission Granted subject to conditions.
- b) **16/00638/S73A Beacon Lea, Winterhay Lane, Iminster**
Application to remove condition No 05 (PD Rights) of planning permission 09/02670/FUL
Permission granted subject to conditions

P93 Lighting in Swan Precinct Iminster

The Committee discussed issues that have been raised with Town Councillors regarding lighting in Swan Precinct Iminster.

Consideration of this topic included the following:

- The land is privately owned
- Street Lighting was not included as a planning condition for the recent construction of the flats
- The possibility of using solar or other form of renewable energy to provide lighting

RESOLVED to write to the landowner enquiring if they would consent to a lighting scheme being implemented should sufficient funding be found and that the letter should be written as a high priority.

P94 Tree Preservation Orders – Iminster Canal

The Committee considered whether or not to pursue any applications for Tree Preservation Orders on trees adjacent to the Canal.

RESOLVED that requesting Tree preservation Orders for trees on land owned or managed by the Town Council adjacent to the Canal is not pursued.