

ILMINSTER TOWN COUNCIL



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Town Clerk: Joy Norris

27th May 2016

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** will be held on **Tuesday 07th June 2016**. The meeting will be held at the Council Chamber, Council Offices, North Street, Ilminster **starting at 19:30 hrs.**

The public are welcome to attend this meeting. Members of the public are invited to ask Questions or raise issues relevant to the work of the Council. The overall time available for speakers are restricted to 15 minutes unless the Chair decides otherwise. Individual speakers are restricted to 3 minutes and are asked not to repeat points that have been made previously. It is helpful if potential contributors can make themselves known to the Town Clerk before the meeting so that the session can be programmed effectively. Public participation is not part of the formal meeting of the Council however a note will be made of matters raised and recorded at the start of the minutes of the meeting.

Please note that the Town Council is a Statutory Consultee for Planning applications and as such does not make the final decision on any application. Any decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

The Agenda for the meeting is given below. All Plans are available to view at South Somerset District's website: www.southsomerset.gov.uk or in the Town Council Offices.

Joy Norris
Town Clerk

AGENDA

1 Apologies for absence

To receive apologies for absence from Councillors unable to attend the meeting.

2 Declarations of Interest

To receive any declarations from Councillors and Officers of interests in respect of matters to be considered at this meeting, together with an appropriate statement regarding the nature of the interest.

3 Minutes

- A) To confirm the minutes of the meeting held on Tuesday 10th May 2016 as a correct record. (Attached)
- B) To consider the office Action Plan relating to the Town Council Meetings. (Attached)

4 Police Report

This agenda item provides an opportunity for the Police to report on any matters relevant to policing in Ilminster.

5 Planning Applications

The Committee is asked to consider the following applications:

a) 16/02068/LBC, 27 East Street, Ilminster Somerset TA19 0AN

Replace rear ground floor window.

b) 16/01922/ADV, Former Ladies Public Convenience West Street, Ilminster, TA19 9AA

Display of 3 No. non illuminated fascia signs.

c) 16/02024/FUL, 1 Wadham Close, Ilminster, Somerset TA19 9BH

The erection of a detached building to provide ancillary accommodation to main dwelling.

d) 16/02145/FUL, 13 Riec-Sur-Belon Way, Ilminster, Somerset TA19 9BF

The erection of a single storey extension.

6 Planning Decisions made by SSDC

The following decisions have been made by South Somerset District Council and are reported for information. For more details, please see South Somerset District Council Website:

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

a) 14/02474/OUT, Land at Shudrick Lane Ilminster Somerset TA19 0AR

Demolition of existing farm buildings, erection of up to 220 No. dwellings (Class C3), creation of vehicular access from Shudrick Lane and Townsend/Long Orchard Hill, public open space and associated landscaping and engineering works (Outline Application).

Refuse Permission for the Following reasons:

- 1 The proposed development by reason of its scale and location is contrary to the Council's local plan housing strategy and its strategy for growth for Ilminster, constituting a significant sized housing development outside of the Council's identified Direction of Growth for the town. The proposal is therefore contrary to Policy PMT3 and SS5 of the South Somerset Local Plan (adopted 2015).
- 2 Insufficient information has been submitted to the Local Planning Authority to demonstrate that the development is acceptable in terms of traffic impact and highway safety at the Townsend/Bay Hill junction, and that the proposal would be served by safe and suitable means of accesses for all people. The proposal is therefore contrary to Policy TA5 (bullet points 2 and 3) of the South Somerset Local Plan (adopted 2015) and to Paragraph 32 (bullet point 2) of the NPPF.

3 The proposed development would have an adverse impact upon the significant and setting of designated heritage assets within the locality. The proposed development is therefore contrary to Paragraph 134 of the NPPF>

b) 15/05654/FUL, 18 Fairfield, Ilminster, Somerset, TA19 9PE

Formation of 2 No. dormer windows to front elevation. (GR: 335337/114744)

Permission granted subject to conditions.

c) 16/01328/FUL, 16 New Road, Ilminster, Somerset TA19 9AE

Erection of two storey extension (GR: 335823/114839)

Permission granted subject to conditions.

d) 16/00747/FUL, 1 Wadham Close, Ilminster, Somerset TA19 9BH

The erection of a single storey extension to front of dwelling house.

Permission granted subject to conditions.