

ILMINSTER TOWN COUNCIL

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** was held on **Tuesday 8th July 2014** in the Greenfyld School, Silver Street, Ilminster starting at **19:30 hrs.**

Present:

Chairman: Cllr A Shearman

Councillors: Cllr S Austin, Cllr P Burton, Cllr C Goodall, Cllr V Higgins, Cllr V Keitch, Cllr A Lawson
Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr S Storey, Cllr R Swann and Taylor

Officers In Attendance: Miss N McIntosh (Administrative Assistant), Miss J Norris (Town Clerk),
Mrs M Shelley (Deputy Town Clerk)

Members of the Public: 65 members of the public attended the meeting.

Before starting the meeting formally the Chair said that he knew that the majority of members of the public attending the meeting were doing so because of their interest in the application for Land at Shudrick Lane; since the meeting agenda had been published information regarding that item had changed which may affect the Committee's deliberations on the application, he would therefore open the meeting, deal with the routine business items and then explain the situation regarding the Shudrick Lane application so that Councillors could decide whether or not consideration of the application at the meeting was appropriate. When Councillors had made that decision the Chair intended to take the meeting out of session so that any members of the public who had indicated they wished to speak about the application during the Public Participation session could do so.

The Chair then asked Speaker 1 to come forward as the attendance sheet said they wished to speak on highways matters; shortly after the speaker began it was evident that they wished to speak on highways matters relating to the Shudrick Lane application so the Chair asked them to stop and said he would invite them to make their comments with the other speakers about the same application.

87. Apologies for absence

An apology for absence was received from Councillor Sothern.

88. Declarations of Interest

Councillors made the following declarations of interest given in the table below regarding items on the agenda.

Name	Agenda Item	Minute No	Interest	Type of Interest
Cllr S Storey	5e, Application 14/02685/FUL Former Ladies Public Convenience , West Street, Ilminster	91e ,	Personal	friends with Planning Officer
	5h Application 14/02474/OUT Land At Shudrick Lane, Ilminster, Somerset	91a	Personal	Applicant is a customer of Cllr Storey's employer

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Name	Agenda Item	Minute No	Interest	Type of Interest
Cllr C Goodall	5e, Application 14/02685/FUL Former Ladies Public Convenience, West Street, Ilminster	91e	Personal	Know the applicant
Cllr E J Taylor	5e Application 14/02685/FUL Former Ladies Public Convenience , West Street, Ilminster	91e	Personal	Know the applicant

89. Minutes

RESOLVED that the minutes of the meeting held on 17th June 2014 be confirmed as a correct record.

90. Appointment of Vice- Chair

RESOLVED that Councillor Val Keitch be appointed as Vice-Chair of the Committee.

91. Planning Applications

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

Demolition of existing farm buildings, erection of up to 330 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). (GR 336587/1142770)

The Chair explained that due to the recent communications regarding this application and large number of members of the public present who had indicated that this item was the reason that they were attending the meeting he would like to move this item up the agenda. Councillors informally indicated their consent.

It was explained to the meeting that the Highways Agency had issued a direction to South Somerset District Council that a decision should not be made on this application until additional information regarding road and traffic issues had been supplied by the applicant; the direction is valid for a six month period but could be lifted when the Highways Agency was satisfied that the information requested had been supplied.

Issues discussed at this point in the meeting included:

- The importance of having all the relevant information available before making a recommendation to SSDC
- The dangers of making a recommendation knowing that further information would be made available
- The anticipated date of the Inspector's Recommendations regarding the Local Plan
- The time limits for dealing with planning applications
- The necessity to deal with the application within the time limits regardless of what may or may not be included in the Local Plan
- That the Council had previously commented on the direction of growth for Ilminster in the Local Plan not on the merits or otherwise of any specific planning application

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RESOLVED that consideration of this agenda Item be deferred until the information requested by the Highways Agency was available to councillors for inclusion in their deliberations.

NB: Councillor Storey declared a personal interest on this item as the applicant is a customer of her employer.

The Chair then took the meeting out of session in order for the members of the public to be able to speak on the Land at Shudrick Lane application. In accordance with the council's usual practice the Chair called the Applicant's Agent to speak first. This resulted in a lot of shouted complaints from members of the public so the Chair asked Councillors to indicate informally, as they were not in session, whether they wished to hear the applicant's agent first or at the end of the public participation session.

Councillors then agreed that they would hear the Applicants Agent at the end of the Public Participation session.

Speaker 1 Said that they were representing Kingstone Parish Council who were very concerned that the proposal would have a significant impact on highways issues especially where the proposal had a road joining the A30. Speaker 1 urged Councillors to wait until the Local Plan had been adopted and defer the item.

Speaker 2 Wished the developer to correct factual errors made in the application.

The Chair asked the speaker, as the question was directed at the developer, did the speaker wish for the developer to answer, and reported that was the reason for which he suggested the developer was to give the presentation first and not members of the public.

Speaker 3 Said that the new development should be embraced for the benefits it would offer the town, including an additional way into the town which had been the desire of many residents for a long time.

Speaker 4 Asked why the Council consistently voiced its support for development on this side of the town when it was contrary to South Somerset District Council Local Plan and South Somerset County Council and the Planning Officer's recommendations. Speaker 4 asked what formal steps had the Town Council taken to consult with the town regarding the Local Plan.

Speaker 5 felt the Town Council was acting against the growing tenor of the Local Plan; he had great concerns about the proposed "relief road" and felt that it was not needed. In addition, he believed that the number of houses in Ilminster would grow beyond the Local Plan suggested figure.

Speakers 6 & 7 asked for the speaking time limits to be applied to the applicant's agent in the same way as they were to the public.

Speaker 8 Spoke about the flooding implications for the town, saying that it already has been established that the culverts between Shudrick Lane and Ditton Street form a bottle neck and any increase in housing would impact on the system. Speaker 8 then asked why the Town Council are supporting the development and not the wishes of residents in the town.

Speaker 9 Asked Councillor Storey why she is was participating in debate and voting when she had declared an interest. Councillor Storey explained the interest that she had already declared and the speaker apologized saying that they had misheard the nature of the interest declared.

Speaker 9 said that it was her view the proposed development would have a devastating highways impact in terms of the volume and type of traffic that would use the road through the development, if it was given approval and it would worsen a place that was already an

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accident black spot. Further she stated that she believed not enough consideration had been given to the impact on A303 and A30 with regards to traffic.

Speaker 10 Believed the development offered a golden opportunity and would bring Ilminster into the 21st Century. He suggested there should be a unified plan that included Herne Hill and Winterhay Lane.

Speaker 11 Said a lack of information had been submitted and that the 2006 Local Development Framework allowed for a modest expansion in the area, but the current proposal was too large, would have an adverse impact on the infrastructure as the population in Ilminster would be increased and the amount of housing in the town would be unbalanced.

Mr Gareth Barton from Turley Associates, the Applicant's Agent gave a short presentation outlining the size and nature of the proposed development.

NB: The meeting returned to formal session at 21:24hrs

b) 14/01855/LBC, The Old Toll House, 138 Station Road, Ilminster, Somerset, TA19 9PW Internal alterations including repositioning of bathroom, installation of replacement doors and windows, painting of rear rendered surfaces and repair of front railings (GR 334753/115138)

Issues discussed during consideration of this item included:

- Site has been dilapidated for a long time
- The proposal will improve the appearance of the building which is visible on a main route to the town

RECOMMEND APPROVAL subject to the Conservation Officer monitoring the project.

c) 14/02310/FUL, 14/02308/LBC, 36 East Street, Ilminster, Somerset, TA19 0AN

Demolition of existing conservatory and the erection of a replacement conservatory. (GR 336339/114559)

Issues discussed during consideration of this item included:

AGREED to defer consideration of the proposal until further information with regards to detail, had been received, in line with Planning and Conservation Officers comments.

d) 14/02455/FUL Land At Blackdown View, Ilminster, Somerset,

Change of use of land for the creation of 6 No. car parking spaces. (GR 336418/114735)

Issues discussed during consideration of this item included:

- Current use of land

RECOMMEND APPROVAL

e) 14/02602/FUL, Heath Croft, Long Close, Ilminster, Somerset, TA19 0EP

Demolition of garage and conservatory and the erection of a single storey side and rear extension to include integral garage. (GR 336095/113783)

RECOMMEND APPROVAL

NB: At the start of discussion on this agenda item

- (i) Councillors Goodall and Taylor declared a personal Interest on this item as they know the applicant.
- (ii) Councillor Storey declared a personal Interest on this application as the Planning Officer is a friend.

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f) 14/02685/FUL, Former Ladies Public Convenience, West Street, Ilminster, TA19 9AA

Alterations to include formation of new entrance and front window and change of use to office (Use Class A2) and shop (Use Class A1). (GR 335883/114693)

Issues discussed during consideration of this item included:

- Small office business use
- Potential uses for the building
- Useable space

RECOMMEND APPROVAL

g) 14/02803/LBC, 14/02311/ADV, 19 East Street, Ilminster, Somerset, TA19 0AN

The replacement of 1 No. non-illuminated fascia sign and the display of 1 No. non illuminated projecting sign. (GR 336229/114561)

Issues discussed during consideration of this item included:

- Measurements of proposed sign

RECOMMEND APPROVAL subject to Conservation Officer being satisfied that the proposal is in keeping with the area.

h) 14/02826/FUL, Mynster View, Hill View Terrace, Ilminster, Somerset, TA19 9AL

The erection of fencing (Retrospective Application). (GR 335815/114874)

Recommend approval.

92. Planning Decisions made by SSDC

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

a) 13/04692/ADV, Land At Canal Way, Ilminster, Somerset TA19 9BL

The display of 1 No. non illuminated free standing sign, 3 No. non illuminated fascia board signs and 2 No. flag poles (Retrospective Application). (GR 334845/114681)

CONSENT GRANTED, subject to conditions

b) 14/00900/FUL 34 Herne Rise, Ilminster, Somerset, TA19 0HJ

Part demolition of garage and the erection of a two storey and single storey rear extension (GR 335805/113996)

PERMISSION REFUSED

c) 14/01861/FUL, 20 Love Lane, Ilminster, Somerset, TA19 0AR

The carrying out of engineering works for the construction of off road parking.

(GR 336455/114502)

PERMISSION GRANTED, subject to conditions

d) 14/01863/FUL, 7 Canal Way, Ilminster, Somerset, TA19 9DS

Replacement of conservatory with sun lounge extension and the erection of a single storey side extension. (GR 335338/114584)

PERMISSION GRANTED, subject to conditions

e) 14/02029/TPO, Primrose Lodge, Brewery Lane, Ilminster, Somerset, TA19 9AD

Application to carry out works to 1 No. Holm Oak tree within South Somerset District Council Tree Preservation Order (Ilminster No 1) 1988 (GR 335818/114662)

CONSENT GRANTED, subject to condition

The meeting closed at 21:55 hrs.

Chair's Signature and Date

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