

ILMINSTER TOWN COUNCIL

Council Offices
North Street
Ilminster
Somerset
TA19 0DG



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Town Clerk: Joy Norris MSc, ACIS

Tuesday 3rd November 2015

Dear Councillor

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** which you are summoned to attend will be held on **Tuesday 10th November 2015 at 7.30 pm**. The meeting will be held at the Council Chamber, Council Offices, North Street, Ilminster.

The business to be transacted at the meeting is outlined on the Agenda below. Any reports listed as "to follow" will be made available as soon as possible, and in any event at least 30 minutes before the start of the meeting.

Yours sincerely

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 6th October 2015 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 application:

- a) **15/04307/FUL, Beacon Lea, Winterhay Lane, Ilminster, Somerset, TA19 9BB**
The installation of 12 Solar PV panels to the existing West facing roof slope and the installation of 4 Solar PV panels to the existing South facing roof slope (GR 335307/115185)
- b) **15/04306/FUL, 80 Blackdown View, Ilminster, Somerset, TA19 0BD**
Erection of attached dwelling house and associated parking (GR 336511/114749)
- c) **15/04894/FUL, The Shrubbery Hotel, Station Road, Ilminster, Somerset, TA19 9AR,**
The erection of a gazebo and engineering works (Part Retrospective). (GR 335574/114744)

6. Planning Decisions made by SSSDC

The decisions listed below 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) **15/04031/FUL, Land Adjoining Spring Haven, Listercombe Close, Ilminster, Somerset, TA19 0EW, The erection of a pair of semi detached dwellings. (GR 336102/113958)**
Permission granted.
- b) **15/03957/FUL, 5 Bay Hill, Ilminster, Somerset, TA19 0AT, Installation of flue (GR 336598/114524)**
Permission granted.
- c) **15/04112/FUL, Winterhay Lane Farm, Winterhay Lane, Ilminster, Somerset, TA19 9PL**
Demolition of porch and erection of a conservatory. (GR 335658/115270)
Permission granted.
- d) **15/03806/FUL, Land south of Southfields Roundabout, Horton, Ilminster, Erection of white salt storage barn**
Permission granted subject to conditions
- e) **15/04036/LBC The Chantry, 3 Court Barton, Ilminster Alterations to wall to include rebuilding of wall**
Permission granted subject to conditions
- f) **15/04384/S73, 39 The Cross, Ilminster, Application to vary condition o3 (approved plans) for the addition of a single storey lean-to to rear elevation of dwelling house**
Permission granted subject to conditions

7. Road Closures

- a) Temporary closure of Ile Court from Somerset Highways. The road will be closed from 18th November 2015 and the work is expected to last for 2 days to enable resurfacing works to be carried out in this road. No through road, no alternative route available. (Attached)

8. Ilminster No. 1 Tree Preservation Order 2015

South Somerset District Council have resolved to confirm without modification the Provisional Tree Preservation Order made by the said Council on the 12th August 2015. (Attached).

ILMINSTER TOWN COUNCIL

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** was held on **Tuesday 6th October 2015** in the Council Chamber, Council Offices, North Street, Ilminster

Present:

Chairman: Cllr Shearman

Councillors: Cllr F Albin, Cllr P Burton, Cllr R Drayton, Cllr J Fagan, Cllr J Fowler, Cllr V. Keitch, Cllr C Goodall, Cllr R Neave, Cllr S Shepherd, Cllr S Storey, and Cllr T Walker

Officers In Attendance: Miss A Tolland (Administration Officer) and Mrs Sally Whitefield (Deputy Town Clerk),

Members of the Public: 1 member of the public attended the meeting.

At the start of the meeting a sheet was circulated to Councillors giving comments made by Planning Officers and other consultees on the application listed on the agenda.

P40. Apologies for absence

Apologies for absence were received from Councillors Sothern, Kinder and Swann.

P41. Declarations of Interest

The declarations of interest given in the table below were made regarding items on the agenda.

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr C Goodall	5a Planning Application 15/04036/LBC, The Chantry, 3 Court Barton, Ilminster	P44a	Knows applicant	Personal	Voted
Cllr V Keitch	5d Planning Application 15/03957/FUL, 5 Bay Hill, Ilminster & 5e 15/04112/FUL, Winterhay Lane Farm, Winterhay Lane, Ilminster	P44d P44e	Knows planning officer	Personal	Spoke and voted
Cllr R Neave	5d Planning Application 15/03957/FUL 5 Bay Hill, Ilminster & 5e Planning Application 15/04112/FUL, Winterhay Lane Farm, Winterhay Lane, Ilminster	P44d P44e	Knows applicant Lives nearby Knows applicant	Personal Personal	Spoke and voted Spoke and voted
Cllr S Shepherd	5f Planning Application 15/04266/FUL, Land Rear of the Shrubbery Hotel, Station Road, Ilminster	P44f	Manager of Shrubbery Hotel	Personal	Spoke Abstained from voting
Cllr. S. Storey	5b Planning Applications 15/04031/FUL & 5f planning application 15/04266/FUL	P44b & P44f	Knows planning officer	Personal	Spoke and voted
Cllr T Walker	5d Planning Application 15/03957/FUL	P44d	Lives close proximity	Personal	Voted

Chair's Initials

P42. Minutes

RESOLVED

- (a) that the minutes of the meeting held on 8th September 2015 be confirmed as a correct record.
- (b) To note the action list relating to the Planning, Highways and Transport Committee.

Issues raised during consideration of the Action List included:

- Item 5 Recording of accidents on the A303
- Increasing number of accidents on the old A303.
- An issue concerning Herne Rise has been passed to district councillors.
- Installation of Stop sign at Ditton Street, problem with visibility meaning vehicles have to pull out of junction to see.
- Items 3 – 8 whether letters have been sent.
- Item 12 Free parking – This is being looked at by the District Council and is a complicated matter as any decision needs to be district wide.

P43. Police Report

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

P44. Planning Applications

- a) **15/04036/LBC, The Chantry, 3 Court Barton, Ilminster, Somerset, TA19 0DU**
Alterations to wall to include rebuilding of wall (Revised Application) (GR 335991/114603)
No issues were discussed during consideration of the item included:

RECOMMEND approval

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

- b) **15/04031/FUL, Land Adjoining Spring Haven Listercombe Close, Ilminster, Somerset, TA19 0EW**
The erection of a pair of semi-detached dwellings (GR 336102/113958)

Issues discussed during consideration of the item included:

- The need for smaller affordable housing in the town
- Lack of parking

RECOMMEND approval

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

- c) **15/03806/FUL, Land South of Southfields Roundabout, Horton, Ilminster, Somerset**
Erection of white salt storage barn (GR 334269/115170)
No issues were discussed during consideration of the item.

RECOMMEND approval

- d) **15/03957/FUL, 5 Bay Hill, Ilminster, Somerset, TA19 0AT**
Installation of Flue (GR 336598/114524)

Issues discussed during consideration of the item included:

- The application site is in a conservation area
- Would not detract from the appearance of the building
- Specifying materials to make it more discreet

Chair's Initials

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- Stainless steel – potential dazzling effect

RECOMMEND approval, subject to the Conservation Officer and Planning Officer agreeing that the materials used are of a darker colour instead of stainless steel, as it is in a conservation area and will be full height on the gable end.

Note: Cllrs Keitch, Neave and Walker declared a personal interest in this agenda item

- e) **15/04112/FUL, Winterhay Lane Farm, Winterhay Lane, Ilminster, Somerset, TA19 9PL**
Demolition of porch and erection of a conservatory (GR 335658/115270)
No issues were discussed during consideration of the item.

RECOMMEND approval

Note: Cllrs Keitch and Neave declared a personal interest in this agenda item

The Chair took the meeting out of session at 20.03 hours to enable Mark Knight, developer of planning application 15/04266/FUL to address the meeting and answer questions from Councillors.

Mark Knight requested the Committee's support for the proposal; he informed the Committee that good quality and energy saving materials will be used in the development and that he has consulted extensively with neighbours who have been guided through the plans. The application is for two further dwellings to form part of the existing site with a private shared access. Plot 1 has already been built as part of an earlier application and will have increased parking with this application.

Resident's concerns include the height of an existing hedge, the provision of fencing, the amount of glazing and height of eaves. The developer was commended for the depth of consultation undertaken.

A complete tree report/survey has been done, with a few trees to be taken out, including the Beech and fruit trees with ones of greater significance to remain.

The Chair took the meeting back into session at 20.17 hours

- f) **15/04266/FUL, Land Rear Of The Shrubbery Hotel, Station Road, Ilminster, Somerset, TA19 9AR**
The erection of 2 No. detached dwelling houses with garages and parking (GR 335570/114687)
Issues discussed during consideration of the item included:
- Loss of an attractive garden

RECOMMEND approval

Note: Cllrs Shepherd and Storey declared a personal interest in this agenda item

P45. Planning Decisions made by SSSDC

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

- a) **15/02944/FUL 39 The Cross, Ilminster, Somerset, TA19 0EH**
The erection of 1 No. dwellinghouse (revised application). (GR 336133/114104)
Permission granted.

Chair's Initials

b) 15/03516/FUL 23 Listers Hill, Ilminster, Somerset, TA19 0EN
Demolish existing single storey extension and erection of single storey extension.
(GR 336052/113815)
Permission granted.

c) 12/02449/FUL Factory Site Dowlish Ford Mills Greenway Dowlish Ford Ilminster Somerset
Application for a new planning permission to replace extant permission 08/02144/FUL for alterations and extensions to the new lodge, conversion and extensions to existing buildings and the erection of a new building to form 8 no. live/work units (GR 335755/113300)
The application is now withdrawn.

The meeting closed at 20.21 hrs.

Chair's Signature and Date

Note

The following planning applications arrived too late to be included on the Agenda for consideration at the meeting but required a response before the next meeting. These were discussed out of session following the closure of the above meeting.

15/03331/ADV Mitcham & Co, 1 Cornhill, Market Place, East street, Ilminster, TA19 0AD
The display of 1 No. non illuminated hanging sign and 1 No. non illuminated fascia sign
Issues discussed during consideration of the item included:

- The Council not supporting hanging signs within the conservation area

RECOMMEND refusal as the Council does not support hanging signs within the conservation area as they consider them detrimental to the visual amenity.

15/04384/S73 Application to vary condition 03 (approved plans) for the addition of a single storey lean-to to rear of elevation of dwelling house (GR336133/114104)
39 The Cross, Ilminster, TA19 0EH

Issues discussed during consideration of the item included:

- Whether the work had already been completed

RECOMMEND approval

Planning, Highways & Transport Committee Action List
 For meeting 10 November 2015
 Updated 3 November 2015

No	Meeting Date and Minute Number	Topic	Action (To Do)	Action By	Action Taken	Date Completed
1	8.09.15	Tree Preservation Order	Once the new Senior Open Spaces Warden is in place, walking the route along the canal to highlight potential new submissions for a new Order, and that the SSDC Tree Officer's advice be sought as to the merit of any potential application.	Senior Open Spaces Warden		
2	8.09.15 P38	Tree Preservation Order	A copy of the TPO to be given to the Contract Administrator of the Football and Cricket Facility	Town Clerk		
3	11.08.15 P26	Bus Service	Write to relevant organisations / bus service providers making representations to maintain, and if possible, improve the bus services in Ilminster	Town Clerk		
4	11.08.15 P28 D	Signage on A303	Write to Highways Agency requesting sign at each end of the Ilminster Bypass recording the number of accidents / fatalities	Town Clerk		
5	11.08.15 P28 E	Safety on A303	(i) Write to relevant people and organisations expressing the Town Council's concerns and passing on the ideas that have been given to Councillors (ii) that the Town Clerk contacts the relevant organisations to enquire as to the current situation and	Town Clerk		

No	Meeting Date and Minute Number	Topic	Action (To Do)	Action By	Action Taken	Date Completed
			timescale for the proposals to dual the Ilminster Bypass section of the A303			
6	11.08.15 P28 F	Parking in Ilminster when A303 Closed	Write to South Somerset District Council and Somerset County Council to ask if they will consider allowing free, unrestricted parking for the period of any closure of the Ilminster Bypass.	Town Clerk		
7	11.08.15. P28G	Traffic Flow At Southfields Roundabout	Contact the member of the public who raised the issue to explain that Town Council have discussed the suggestion of installing traffic lights but do not support it	Town Clerk		
8	11.08.15. P28H	Parking In Ilminster	Write to the various organisations saying that residents have raised concerns about parking in Ilminster	Town Clerk		
9	07.07.15 17H	Identifying location for a new Bus Stop	RESOLVED that possible locations be investigated	Town Clerk		
10	07.07.15 17 I	Coach Parking	RESOLVED that possible locations be investigated	Town Clerk		
11	07.07.15 17 J	Additional Bus Shelters	RESOLVED (i)that the Town Council supports in principle the idea of more bus shelters at bus stop on the school bus routes (ii)research is undertaken to establish the location requirements that need to be met for providing a bus shelter	Town Clerk		

No	Meeting Date and Minute Number	Topic	Action (To Do)	Action By	Action Taken	Date Completed
			(iii)the school bus routes and existing bus stops are identified (iv)the typical costs of providing and installing a bus shelter are researched (v)that the findings form (ii) – (iv) above are reported back to a future meeting			
12	07.07.15 17 L	Free Car Parking for 2 hours	RESOLVED that the Town Council approach South Somerset District Council to investigate whether they would be happy to support the idea of 2 hours free car parking in the town and where this may be implemented.	Town Clerk		

**PP B2N 7
County Hall
Taunton
Somerset
TA1 4DY**



**Our Reference
RCNSS7247**

13 October 2015

Dear Sir/Madam

**ROAD TRAFFIC REGULATION ACT 1984,
TEMPORARY ROAD CLOSURE
ILE COURT, ILMINSTER**

I am writing to inform you that Somerset County Council as the Highway Authority have received an application for the temporary closure of Ile Court from Somerset Highways.

This road will be closed from 18th November 2015 and is expected to last for 2 days to enable resurfacing works to be carried out in this road.

Please find enclosed a plan showing the length of the closure in RED and the alternative route in BLUE.

Every effort will be made to keep the duration of this closure to a minimum to reduce any further disruption.

For any further information please contact Somerset Highways on 0300 123 2224.

Yours sincerely

The Road Closure Team

SOMERSET COUNTY COUNCIL
DISTRICT OF SOUTH SOMERSET
PARISH OF ILMINSTER
Temporary Closure of Ile Court

TAKE NOTICE that in pursuance of Section 14(1) of the Road Traffic Regulations Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the County Council of Somerset propose to make an Order **PROHIBITING ALL TRAFFIC** from proceeding along **Ile Court** from **from the junction with North Street for its entirety** a distance of **150 metres**.

This order will enable Somerset Highways to carry out resurfacing works in this road.

The Order becomes effective on **18 November 2015** and will remain in force for eighteen months. The works are expected to last for **2 days**. While the closure is in operation an alternative route **will be signed** as detailed below.

ALTERNATIVE ROUTE

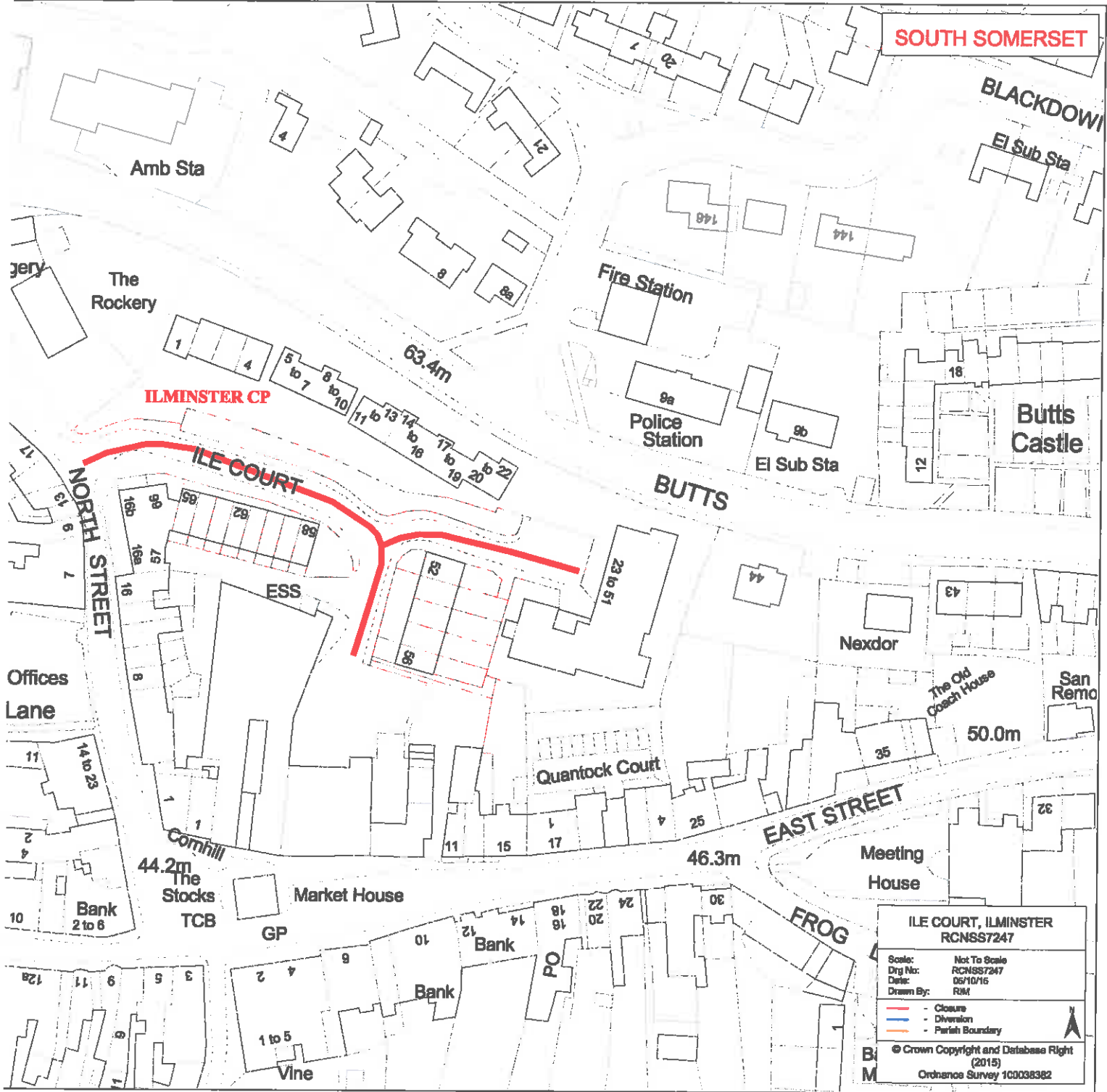
No through road, no alternative route available.

For information about the works being carried out please contact Ron Chapman on 0845 345 9155

For further details of the alternative route please contact Somerset County Council on 0300 123 2224

Patrick Flaherty
Chief Executive

Dated: 28 October 2015



**ILE COURT, ILMINSTER
RCNSS7247**

Scale:	Not To Scale
Dwg No:	RCNSS7247
Date:	05/10/16
Drawn By:	RM

- Closure
- Diversion
- Parish Boundary

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Ordnance Survey 100038382

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE
PRESERVATION)(ENGLAND) REGULATIONS 2012
THE SOUTH SOMERSET DISTRICT (ILMINSTER NO 1) TREE
PRESERVATION ORDER 2015.

To: Mrs J Norris (Ilminster TC)
Council Offices
Ilminster
TA19 ODG

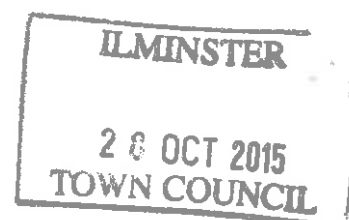
NOTICE IS HEREBY GIVEN that the SOUTH SOMERSET DISTRICT COUNCIL in pursuance of their powers as Local Planning Authority under the Town and Country Planning Act 1990 and under the above-mentioned Regulations, have on the 26th day of October 2015 resolved to confirm without modification the Tree Preservation Order made by the said Council on the 12th day of August 2015.

Dated this 27th day of October 2015



Signed
David Norris
Development Manager

Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT



**TOWN AND COUNTRY PLANNING,
ENGLAND**

**THE TOWN AND COUNTRY PLANNING
(TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

SOUTH SOMERSET DISTRICT COUNCIL

(ILMINSTER NO. 1)

TREE PRESERVATION ORDER 2015

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

The South Somerset District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:

Citation

1. This Order may be cited as **The South Somerset District (Ilminster No.1) Tree Preservation Order 2015.**

Interpretation

2.— (1) In this Order “the authority” means the South Somerset District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Signed for and on behalf of)
SOUTH SOMERSET DISTRICT COUNCIL)
the 12th day of August in the year)
two thousand and fifteen by a duly)
authorised officer in the presence of:)



Planning Officer



Planning Team Leader

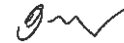
Signed by and on behalf of SOUTH SOMERSET DISTRICT COUNCIL by a duly authorised Officer on the 22nd day of July in the year two thousand and fifteen



.....
Development Manager

CONFIRMATION OF ORDER

This order was confirmed by the South Somerset District Council without modifications on the 26th day of October in the year two thousand and fifteen



.....
Development Manager

SCHEDULE
Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Located within hedgerow, marked 'T1' on the plan
T2	Oak	Located within hedgerow, marked 'T2' on the plan
T3	Oak	Located within hedgerow, marked 'T3' on the plan
T4	Ash	Located within hedgerow, marked 'T4' on the plan
T5	Ash	Located within hedgerow, marked 'T5' on the plan
T6	Field Maple	Located within hedgerow, marked 'T6' on the plan
T7	Oak	Located within hedgerow, marked 'T7' on the plan
T8	Oak	Located within hedgerow, marked 'T8' on the plan
T9	Oak	Located within hedgerow, marked 'T9' on the plan
T10	Oak	Located adjoining a drainage culvert, marked 'T10' on the plan
T11	Field Maple	Located within hedgerow, marked 'T11' on the plan
T12	Ash	Located within hedgerow, marked 'T12' on the plan
T13	Oak	Located within hedgerow, marked 'T13' on the plan

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	X2 Field Maples	Located within hedgerow directly to the west of 'T6' on the plan
G2	X2 Beech, x2 Limes, x2 Rowans, x1 Hornbeam, x5 Ash, x4 Oak, x4 Field Maples, x2 Cherry	Line of trees adjoining Western boundary of playing field shown as 'G2' on the plan
G3	X2 Ash, x1 Field Maple	Located within streamside hedgerow to south east of T11

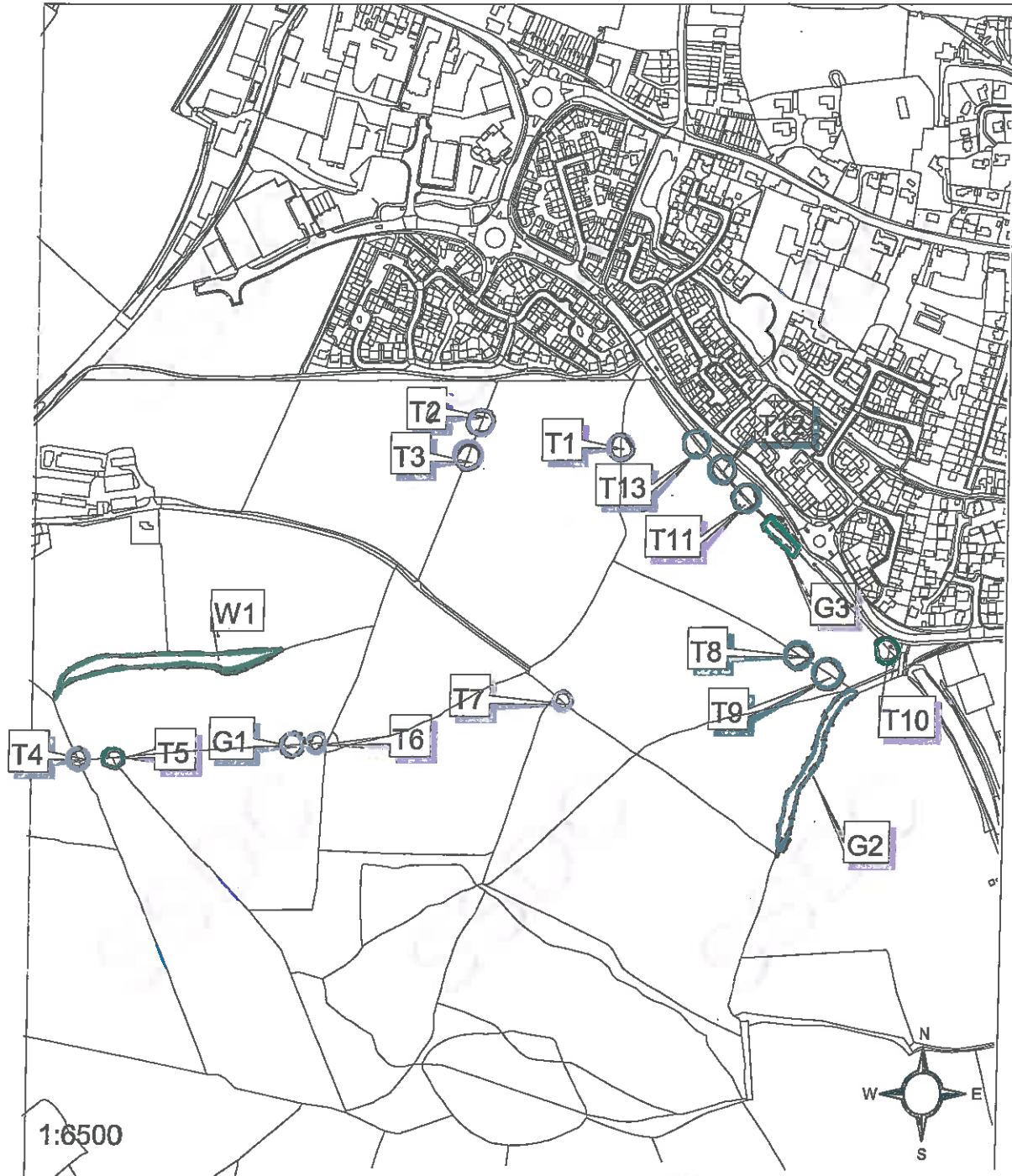
Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W1	Trees of whatever species, mostly consisting of Scots Pine and Oak as shown within the area marked as W1	Located in an elevated position within the area marked as 'W1' on the plan



TREE PRESERVATION ORDER



South Somerset District Council
 Tree Preservation Order
 Ilminster No 1
 12th August 2015

Signed by and on behalf of SOUTH SOMERSET DISTRICT COUNCIL by a duly authorised Officer on the 22nd day of July in the year two thousand and fifteen

.....
 Development Manager

CONFIRMATION OF ORDER

This order was confirmed by the South Somerset District Council without modifications on the 26th day of October in the year two thousand and fifteen

.....
 Development Manager