

ILMINSTER TOWN COUNCIL

A meeting of the **Planning, Highways and Transport Committee** was held on **12th January 2016** at **7.30pm** in the Council Chamber, North Street, Ilminster.

Present:

Chairman: Cllr Shearman

Councillors: Cllr Albin, Cllr Burton, Cllr Fagan, Cllr Fowler, Cllr Goodall, Cllr Keitch, Cllr Neave, Cllr Sothern, Cllr Storey, Cllr Swann

Officers in attendance: Mrs Theresa Loveless Administration Officer, Miss Joy Norris Town Clerk.

Members of the Public: 4 members of the public attended the meeting 2 wished to speak regarding the Sports Club (item P71) and at the Chair's suggestion agreed to speak immediately before Councillors discussed the item.

P54 Apologies for absence

Apologies for absence were received from Councillors Drayton, Kinder, Shepherd and Walker

P55 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
S Storey	Agenda 5a 15/05326/FUL, Russetts, Winterhay Lane, Ilminster, Somerset TA19 9BB	P68a	Lives in Winterhay Lane, knows the applicant	Personal	Voted and spoke
S Storey	Agenda 5c 15/05245/R13, Greenfylde First School, Silver Street, Ilminster, Somerset TA19 0DS	P68c	Representative for Greenfylde & Member of Ilminster Foundation	Personal	Voted
R Swann	Agenda 5c 15/05245/R13, Greenfylde First School, Silver Street, Ilminster, Somerset TA19 0DS	P68c	Member of Ilminster Education foundation	Personal	Voted
A Shearman	Agenda 5c 15/05245/R13, Greenfylde First School, Silver Street, Ilminster, Somerset TA19 0DS	P68c	Employee of Somerset County Council	Personal	Abstained

Chair's Initials

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
A Shearman	Agenda 5f 15/05571/FUL, Devon & Somerset Fire Brigade, Ilminster Fire Station, Butts, Ilminster, Somerset TA19 0AY	P68f	Deals with the Fire Brigade through employment	Personal	Abstained
V Keitch	Agenda 5a 15/05326/FUL, Russetts, Winterhay Lane, Ilminster, Somerset TA19 9BB	P68a	Knows the applicant	Personal	Voted

P66 Minutes

RESOLVED

- (i) that the minutes of the meeting held on Tuesday 01st December 2015 be confirmed as a correct record

An Action List was not presented for the Committee's consideration.

P67 Police Report

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

P68 Planning Applications

The Committee considered the following applications:

a) 15/05326/FUL, Russetts, Winterhay Lane, Ilminster, Somerset, TA19 9BB

The erection of a two storey extension and first floor extension over existing kitchen. (GR 335266/115186)

The Councillors looked at the plans submitted for the application.

RECOMMEND approval

b) 15/04926/FUL, Land off Harts Close, Ilminster, Somerset, TA19 9DW

The erection of 4. No units for light industrial use (Class B1) c Revised Application (GR 334952/114852)

Issues discussed during consideration of this application included:

- Windows would possibly make the building more appealing.

RECOMMEND approval

c) 15/05245/R13, Greenfylde First School, Silver Street, Ilminster, Somerset, TA19 0DS

Replacement of existing single glazed timber windows and doors with new contemporary style windows and doors (GR 3335975/114454)

Issues discussed during consideration of this application included:

- Style of the doors and windows and material

RECOMMEND approval providing the Conservation Officer is happy with the materials to be used

d) 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)

Chair's Initials

Additional information has been received. The amendments were:
Re-siting of Plot 8 and amended tree report.

- Site moved away from tree canopy

RECOMMEND approval subject to the Tree Officer being satisfied with the report.

e) 15/05555/FUL, 3 Summervale Mews, Wharf Lane, Ilminster, Somerset TA19 0BA
Erection of single storey rear extension (GR 335933/114401)

Issues discussed during consideration of this application included:

- Tight to boundaries
- Style of windows
- Still building continuing on site
- Large portion of rear garden used for extension
- Neighbours whilst informed of planning application have yet to move on site
- Cluttered site and overcrowded

RECOMMEND refusal on grounds of over development.

f) 15/05571/FUL, Devon & Somerset Fire Brigade, Ilminster Fire Station, Butts, Ilminster, Somerset , TA19 0AY3

Formation of window in west application (GR 33226/114674)

Issues discussed during consideration of this application included:

- Councillors looked at the plans

RECOMMEND approval

P69 Planning Decisions made by SSDC

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

a) 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)

Permission granted subject to conditions.

b) 15/02135/LBC, 15/02134/FUL, 54 East Street, Ilminster, Somerset, TA19 0AW

Demolition of existing building, subdivision of existing 3 bedroom dwelling house and erection of two storey extension to create 2 No. dwelling houses (GR 336421/114559)

Permission granted subject to conditions.

P70 Withdrawn Planning Application:

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

a) 15/04779/FUL, Barn rear of the Royal Oak, The Cross, Ilminster, Somerset

Change of use and conversion of existing barn into 2 No. one bedroom dwellings (GR 336090/114152)

The application is withdrawn

The Chair took the meeting out of session to enable the 2 members of the public, who had registered to speak, to address the meeting.

Speaker 1: Craig Rice

- Plans viewed, suggestion made that plans were professionally drawn
- Now included a machinery shed, shown on plan

Chair's Initials

- Negotiations with a roof & carpentry contractor if plans go ahead
- Structural engineer in place if building control request it
- Pinnacle Associates to complete Risk Assessments whilst works go ahead
- All materials are listed on plans
- Visual impression shown

Speaker 2: John Pallister – said he was willing to answer any Councillors’ questions

The Chair took the meeting back into session.

P71 Sports Club, Wharf Lane Recreation Ground.

Councillors considered a request from Ilminster Cricket Club for the Town Council to submit and pay for a planning application for work to the sports club. The plans were displayed 30mins prior to commencement of the meeting.

Issues discussed included:

- Little information on door widths & disabled toilets
- Manhole covers
- Exciting that these facilities will be redeveloped and improve sporting facilities for the town
- Question raised if the Council would pay and submit the application
- Agreed to approve in principal providing plans are fit for purpose prior to submitting to planning

RECOMMEND Town Council to pay for the Planning application in principle

subject to plans being fit for purpose.

Note: Cllr Burton arrived during the discussion on this agenda item and therefore abstained in the vote.

P72 Ilminster Drains and Gullies.

The Assistant Highways Service Manager has provided the following information (10 December 2015) in response to an enquiry from the Town Council

“Drain cleaning will commence in the New Year which covers all of the Ilminster Area. Contractors are currently doing a round of 2400 gullies which covers Buckland St Mary, Horton, Donyatt, Combe St Nicholas and Ashill and this could take until the end of January to complete. Ilminster with 980 gullies will follow on immediately after this round”.

Issues discussed during this consideration of this agenda item included:

- No flooding issues had been reported to the Town Council Office over the Christmas period
- Some grates blocked but these had been reported direct to relevant authorities
- Urge the public to report issues in order for a log to be maintained which could increase the cleaning in problem areas, if issues are not reported no improvements can be made
- Take photographs to support issues
- Rain has caused issues with infill around man hole covers, issues of more than 1 inch can be reported to highways.

RECOMMEND

Chair’s Initials

To report issues as they arise.

P73 Parking in Ilminster

The Committee considered its stance on various parking limitation requests so that the Somerset County Council Highways Department could be advised and requested to take any action.

Station Road

Request: Disabled bay to be removed and replaced with double yellow lines at the former church/hall. Few issues reported of flooding over the Festive Period
Issues discussed during consideration of this item included:

- Road marking had faded drastically
- The parking bay had been used by a former resident

RECOMMEND agree to the removal of the disabled parking bay and replacing it with double yellow lines

Higher Beacon

Request: Possibility of removing a short section of Double Yellow Lines to assist with residential parking.

Issues discussed during consideration of this item included:

- Query on location, thought it was New Road
- Good safety measure – no reason to remove
- Would struggle to get a large vehicle through if removed, car parking would make it more dangerous.

RECOMMEND refusal of the request to remove the double yellow lines on grounds of safety and visibility

Court Barton

Parking around the “green”

Issues discussed during consideration of this item included:

- If vehicles parked you would be unable to drive around the green
- Could be issued raised by residents

RECOMMEND

- (i) to agree to double yellow lines to replace the existing H bar
- (ii) not to implement any restricted parking on the southern area of the green

The following items were reported for information in order to update Councillors on previous requests:

New Road

Replacing the current white H bar marking with double yellow lines, pinch point near the arch

Market Square Area

Disabled parking

Listers Hill

Replacement of the H-Bar with yellow lines on Listers Hill outside Miranda Terrace

Love Lane

Request for double yellow lines

North Street

Request for disabled bay

West Street

Possibility of a designated loading bay

Chair's Initials

East Street/Bay Hill

Removal of parking spaces and replacement with double yellow lines

The meeting closed at 20:30hrs

Chair's Signature & Date