

## ILMINSTER TOWN COUNCIL

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** was held on **Tuesday 12<sup>th</sup> August 2014** in The Council Chamber, Council Offices, North Street, Ilminster, starting at **19:30 hrs.**

**Present:**

**Chairman:** Cllr A Shearman

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

**Officers In Attendance:** Miss N McIntosh (Administrative Assistant), Miss J Norris (Town Clerk),

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

At the start of the meeting Councillors were circulated with a sheet giving comments on the applications made by Planning Officers and other consultees.

**93. Suspension of Standing Orders**

The Committee were asked to suspend standing order 1m, which relates to photographing, recording, broadcasting or transmitting the proceedings as new legislation gives members of the public the right to record a meeting.

**RESOLVED** to suspend Standing Order 1m.

**94. Apologies for absence**

Apologies for absence were received from Councillor's Higgins, Sothern and Swann.

The Chair welcomed Councillor Rose Neave to her first meeting.

**95. Declarations of Interest**

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

Name	Agenda Item	Minute No	Interest	Type of Interest
Cllr C Goodall	6a Application 14/02685/FUL Former Ladies Public Convenience, West Street, Ilminster	98a	Personal	SSDC Councillor
Cllr S Shepherd	6f Application 14/03198/FUL, The Cricket Pavilion, The Recreation Ground, The Mead, Ilminster, TA19 0HG	98f	Prejudicial Left the room. Did not speak or vote.	Applicant
Cllr J Pallister	6f Application 14/03198/FUL, The Cricket Pavilion, The Recreation Ground, The Mead, Ilminster, TA19 0HG	98f	Prejudicial Left the room. Did not speak or vote.	Volunteer for the Cricket Club

**96. Minutes**

**RESOLVED** that the minutes of the meeting held on 8<sup>th</sup> July 2014 be confirmed as a correct record.

**97. Police Report**

No Police Officers attended the meeting.

**98. Planning Applications**

- a) 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)

Additional Information received. Removal of Porch

Issues discussed during consideration of this item included:

- Previous application

**RECOMMEND APPROVAL.**

**NB:** Councillor Goodall declared a personal interest in Planning Application 14/02685/FUL (see minute 95)

- b) 14/02801/DPO The Chantry, 3 Court Barton, Ilminster, Somerset, TA19 0DU**

Application to modify Section 106 agreement dated 21/12/09 to allow subsequent owners to let annexe (GR 335991/114603)

Issues discussed during consideration of this item included:

- Previous applications
- legal issues
- Historic interest of the building

**RECOMMEND APPROVAL** subject to the Conservation Officer's approval.

- c) 14/02859/FUL, Springfield Bungalow, Winterhay Lane, Ilminster, Somerset, TA19 9BA**

Conversion of roof space into habitable rooms and the installation of 2 No. roof lights to the north elevation (Revised Application). (GR 335343/114898)

Issues discussed during consideration of this item included:

- Neighbours comments.

**RECOMMEND APPROVAL**

- d) 14/02894/FUL, Co-operative, Cornhill Market Place, East Street, Ilminster, TA19 0AW,**

Installation of replacement air-cooled condensers, installation of new AC condenser and alterations to shop front. (GR 336153/114562)

Issues discussed during consideration of this item included:

- Size of the air cooled condensers
- Visual impact of the air cooled condensers
- Noise
- Change of paint colour on the doors

**RECOMMEND APPROVAL**, subject to the Environmental Health Officer, being satisfied with the noise assessment.

- e) 14/03043/ADV Co-operative, Cornhill Market Place, East Street, Ilminster, TA19 0AW**

The display of 3 No. internally illuminated fascia signs and 1 No. internally illuminated projection sign. (GR 336153/114562)

Issues discussed during consideration of this item included:

- Similar previous applications have been refused
- Size of the signs
- Not in keeping with surrounding buildings
- The application location is next to a listed building
- The signs and their lighting would be intrusive
- Night time economy
- Internal illumination
- Opening hours sign not in keeping with conservation area.
- The Town Council agree with the Conservation Officers comments

**RECOMMEND REFUSAL** on the following grounds:

- ❖ that the proposal is not in keeping with the Conservation area
- ❖ there is no night time economy in Ilminster that requires illuminated signage
- ❖ Internal illumination of signs is not in keeping with location within the Conservation Area
- ❖ The proposed opening hours sign is out of keeping with the location

**f) 14/03198/FUL, The Cricket Pavilion, The Recreation Ground, The Mead, Ilminster,TA19 OHG**

Alterations to existing sports pavilion and provision of disabled access. (GR 335780/114209)

Issues discussed during consideration of this item included:

- the proposed external ramp implies that access to the disabled toilet is only need for wheelchair users
- disabled access to the building
- Surface of ramp needs to be non-slip
- No lighting for ramp
- Health and Safety concerns such as steps near the disabled toilet do not appear to have any barriers or handrails
- Disabled toilet is only accessible from outside of the building ,
- movement within the building for those with a disability does not appear to have been given sufficient thought
- Non-compliance with equality legislation e.g. door widths, gradients of ramp
- Concern consultation and permissions may not have been sought from leaseholders who will be impacted by the proposals
- The proposed path has access across a cycle path
- Use of the proposed path by vehicles
- Any path route and construction material need to be in accordance with the Town Council's master plan for the Open Spaces comprising the Wharf Lane Recreation Ground, The IEF Land and Britten's Field
- Section 17 Crime and Disorder Act – Ramp could be used for skateboard users as near to Ilminster Skate Park and as a hanging out place for drinking

**RECOMMEND REFUSAL** but with the comment that the Town Council would like this application to move forwards as the cricket facility is in need of modernization and the Town Council would

therefore be happy to discuss in detail the issues highlighted and would also suggest that the Somerset Disability Forum be consulted

**RESOLVED** that the Town Clerk write to the Secretary of the Cricket Club, with a copy to the Ilminster Education Foundation to inform of them of the Town Council's concerns

**NB:**

- (i) Councillors Pallister and Shepherd declared prejudicial interests in Planning Application 14/03198/FUL, (see minute 95) and left the room during consideration of the application.
- (ii) At the start of discussion on this item (application 14/03198/FUL) Cllr Storey declared a personal interest as she is a Trustee of The Ilminster Education Foundation.

**g) 14/03251/LBC, Ditton Lea, Ditton Street, Ilminster, Somerset, TA19 0BQ**

Change in colour of render on south elevation. (GR 336079/114400)

Issues discussed during consideration of this item included:

- The work has already been started

**RECOMMEND APPROVAL.**

**98. Planning Decisions made by SSDC**

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

**14/01124/FUL, 14/01125/LBC, The Methodist Church, West Street, Ilminster, TA19 9AB**

Alterations and conversion into twelve self-contained residential units for adults with learning difficulties (GR 335770/114719)

Permission Refused.

**14/01681/LBC Gooch & Housego Ltd, Cornhill Market Place, East Street, Ilminster, TA19**

**0AH**, Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application) (GR 336149/114593)

Permission Granted, subject to conditions.

**14/01855/LBC, 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)

Grant Consent, subject to conditions.

**14/02069/FUL, 18 The Beacon, Ilminster, Somerset, TA19 9AH**

Demolish existing dwelling and erection of replacement dwelling house (GR 335751/115151)

Grant Permission, subject to conditions.

**14/02096/S73A, Land at Canal Way Ilminster Somerset**

Application to vary condition No. 02 (approved plans) of planning permission 13/04760/FUL to amend boundary treatments throughout development. (GR 334845/114681)

Permission Refused.

**14/02203/FUL, Springfield Bungalow, Winterhay Lane, Ilminster, Somerset, TA19 9BA**

Conversion of roof space into habitable rooms and the installation of 2 No. roof lights to the north elevation. (GR 335343/114898)

Application Withdrawn.

**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)

Application is Now Withdrawn.

**14/02451/FUL Royal Oak, The Cross, Ditton Street, Ilminster, Somerset, TA19 0EH,**  
Change of use and conversion of existing barn into 1 No. dwelling. (GR 336090/114152)  
Grant permission, Subject to conditions.

**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)  
Grant permission, Subject to conditions.

**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)  
Grant Permission, subject to conditions.

**14/02803/LBC 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)  
Application is now withdrawn.

## 99. Planning Observations

**14/03315/TCA, East Wing, Bay House, Bay Hill, Ilminster Somerset TA19 0AT**  
Application to carry out works to 1 No. Yew tree within a conservation area (GR 336545/114544)

**Land off Brewery Lane, Ilminster, Somerset TA19 0ED**  
Application to carry out works to 1 No. Hornbeam (number 5 on attached plan) and 1 No. Yew tree (number 11 on attached plan) within Yeovil District Council Tree Preservation Order (Ilminster No 2) 1985 (GR 335838/114640)  
Consent Granted

**14/01680/FUL, 14/01681/LBC, Gooch & House Go Ltd, Cornhill Market Place, East Street, Ilminster, Somerset, TA19 0AH**  
Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application). (GR 336149/114593)  
The above application was considered by the Council's Area Committee on 16<sup>th</sup> July 2014.

## 100. Road Closure

A Temporary Road Closure is in place at Listers Hill which commenced 6<sup>th</sup> August 2014 and was expected to last for 7days to enable preparation works and re-surfacing to be carried out in this road.

Issues discussed during consideration of this item included:

- Several road closures at one time in the town, which caused havoc for road users.
- Road signs not placed in correct locations.
- Emergency vehicles access.
- Some residents had been "trapped" in the housing area that they lived and unable to get out because they believed the road was completely closed
- It would have been possible to sign and undertake the work in stages
- Use of traffic lights may have been better and improved access and traffic flow
- In the Listers Hill area by the new houses - a trench had been dug and backfilled but the surface was substantially below the road level resulting in a severe danger to vehicles that was unsigned

**RESOLVED** that the Town Council write a letter to Somerset County Council to express the disappointment in the signage arrangements.

## 101. Update on New Road Closure

The Chair provided an oral update resulting from Area West Committee.

It was reported that the Area West Committee were dissatisfied with Somerset County Council and the length of time it has taken to move the process forward to enable New Road to open. The Committee were informed that compensation for businesses from the County Council is unlikely. Issues discussed during consideration of this item included:

- Cllr Taylor reported that Information is shortly to be circulated with regards to a possible bid opportunity to help promote the town when New Road has opened

## **102. Maintenance of Gullies**

The Chair provided an oral update on the jetting of gullies and road drains that has undertaken to improve maintenance.

Issues discussed during consideration of this item included:

- Several drains and gullies have been cleared, including Ditton Street but it is still not good working order.
- Drain by Gooch and House go Ltd has been maintained and is now fully working
- The gullies at Knott Oak have been jetted but there is still surface water laying on the road after heavy rainfall

The meeting closed at 20:55 hrs.

Chair's Signature and Date