

# ILMINSTER TOWN COUNCIL



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Town Clerk: Joy Norris

**08th March 2016**

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** will take place on **Tuesday 15<sup>th</sup> March 2016**. The meeting will be held in Greenfylde School Hall, Silver Street, Ilminster **commencing on the rise of the Town Council Meeting**.

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 this session is 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](http://www.southsomerset.gov.uk) or in the Town Council office.

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 Thursday 10<sup>th</sup> March 2016 as a correct record.(To Follow)

## 4 Planning Applications

The Committee is asked to consider the following application:

### 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).

This application has been amended by the applicants. The amendments are:

Purpose of the Revised Plans.

This application was initially submitted in June 2014 (ref. 14/02474/OUT).

An amended set of plans and documents was later submitted to the Council on 8 December 2014 seeking to address comments received on the application up to that point. Those plans resulted in the removal of all technical objections to the application including previous drainage concerns and highway impact concerns. Ilminster Town Council recommended this iteration of the scheme for approval at its meeting on 5 January 2015. However, concerns remained regarding the impact of the proposed development on landscape character and heritage.

This latest set of revised plans and documents included within this submission now proposes to reduce the scale of the proposed development from 'up to 330 dwellings' to a development of 'up to 220 dwellings' on the site, a reduction of 110 units. The reduced scale of the scheme addresses the comments and consultee responses received on the application with particular consideration having been given to resolving comments relating to heritage and landscape impacts.

The following is a list of the revised plans and documents:

- **Proposed site Plan** – Drawing Number A100 Rev D – prepared by Ben Pentreath and Associates;
- **Proposed Masterplan** – Drawing Number A101 Rev D – prepared by Ben Pentreath and Associates;
- **Transport Assessment** – dated 4 February 2016 and prepared by AWP (submitted in hard copy and on CD);
- **Flood Risk Assessment** – dated 3 February 2016 and prepared by AWP (submitted in hard copy and on CD);
- **Landscape and Visual Impact Appraisal** – prepared by MacGregor Smith and dated February 2016;
- **Landscape and Visual Impact Analysis Plans** – Drawing Ref. 1077-G504 rev. A- prepared by MacGregor Smith and dated February 2016
- **Listed Buildings, Intervisibility Study** – prepared by MacGregor Smith and dated February 2016;

- **Landscape & Public Open Space Outline Management Plan** – Prepared by MacGregor Smith and dated February 2016;
- **Wider Landscape Masterplan** – Drawing no. 1077-02 G511 rev. A – prepared by MacGregor Smith and dated February 2016;
- **Landscape Outline GA** – Drawing no. 1077-01-001 rev. B – prepared by MacGregor Smith and dated February 2016;