

ILMINSTER TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Ilminster on Tuesday, 18 December, 2012 at 7.30 p.m.

Present

Chairman: Cllr L Vijeh

Councillors: Cllr P Burton, Cllr J Pallister, Cllr A Shearman, Cllr S Shepherd, Cllr R Swann, , Cllr P Whaites

In attendance:

Officers: Miss N McIntosh (Administrative assistant)

Miss J Norris (Town Clerk)

1 Minutes of the previous meetings

RESOLVED that the minutes of the Planning Committee held on 4 December 2012 be approved and signed as a correct record.

2 Apologies for absence

Apologies for absence were received from Councillors Lawson, Goodall, Miller, Taylor and Sothern.

3 Declarations of Interest

| Name | Agenda Item | Type of Interest | Nature of Interest | Action |
|---------------|-----------------------|-------------------|-------------------------------|-----------------------------|
| Cllr Shepherd | Item 5 - 12/04437/LBC | Personal Interest | Applicant known to Councillor | Spoke and Voted on the Item |
| Cllr Vijeh | Item 5 - 12/04437/LBC | Personal Interest | Applicant known to Councillor | Spoke and Voted on the Item |
| Cllr Shearman | Item 5 - 12/04640/FUL | Personal Interest | Applicant known to Councillor | Did not vote on the Item |

4 Matters Arising

None.

5 Planning Applications

12/04066/FUL, Vaughan Lee Memorial Hall, Whitelackington, Ilminster, Somerset TA19 9EF
Installation of Oil Tank (retrospective) (GR 338001/115607)

Recommend approval.

12/04437/LBC, 8 Court Barton Ilminster, Somerset TA19 0DU

Alterations to include demolition of existing porch and the erection of a sunroom on rear elevation. (GR335975/114650)

Recommend approval.

12/04468/S73, Public Conveniences West Street, Ilminster, Somerset

Application to vary condition 09 (services details). 12 (visibility) and 16 (boundary wall to be 1.8m high (GR335893/114688)

Recommend approval.

12/04640/FUL, 19 The Cross Orchard Vale, Ilminster, Somerset TA19 0EH

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Alterations and the conversion of 1 No. Dwelling house into 2 No. Dwelling houses
(GR336075/114134)
Recommend approval.

6. Planning Appeals

None.

7. Decisions

12/03693/COU, The Rockery, 22 North Street, Ilminster, Somerset TA19 0DG
GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposed change of use is considered to be an acceptable form of development, which would not lead to the significant or total loss of local services to the community, would have no adverse impact on the character and setting of the conservation area or nearby listed buildings and is not considered to be detrimental to highway safety or residential amenity, in accordance with the aims and objectives of policies STR1, 9 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5, ST6, EH1, EH5 and MS1 of the South Somerset Local Plan 2006 and the provisions of chapters 6, 7 and 12 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans: '1:1250 Location Plan' and 'Floor Plan - Plan A', received 24th September 2012.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The area allocated for parking and turning on the approved plans, received 24th September 2012, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

12/03751/FUL, 24 East Street, Ilminster, Somerset TA19 0AJ

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, due to its form, design and materials, would safeguard residential amenity, highway safety and would preserve the character and appearance of the listed building and the Conservation Area, in accordance with the aims and objectives of policies EH1 (Conservation Areas), EH3 (Change of use and alterations to listed buildings), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), and policies 9 (Built Historic

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Environment) and STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans; Location plan, drawing no. 845/02A as amended by the applicant's letter of 8 November 2012, drawing no. 845/01, and drawing no. 845/S1 received on 24 September 2012 and 5 October 2012.

Reason For the avoidance of doubt and in the interests of proper planning.

03. The development hereby approved shall not be commenced unless details of the colour/finish for all new doors, windows, fascia boards and timber posts have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

04. The development hereby approved shall not be commenced unless details of the colour/finish of the render and the type of slate to be used on the roof have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

05. The accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the adjacent dwelling known as 24 East Street.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only, in accordance with policy ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006).

04. The development hereby approved shall not be commenced unless details of the colour/finish of the render and the type of slate to be used on the roof have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

05. The accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the adjacent dwelling known as 24 East Street.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only, in accordance with policy ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006).

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12/03753/LBC, 24 East Street, Ilminster, Somerset TA19 0AJ

GRANT CONSENT FOR THE FOLLOWING REASON:

01. The proposal, due to its form, design and materials, would preserve the character and appearance of the listed building in accordance with the aims and objectives of policies EH3 (Change of use and alterations to listed buildings), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), policy 9 (Built Historic Environment) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The works hereby permitted shall be carried out in accordance with the following approved plans; Location plan, drawing no. 845/02A as amended by the applicant's letter of 8 November 2012, drawing no. 845/01, and drawing no. 845/S1 received on 24 September 2012 and 5 October 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out on site unless details of the colour/finish for all new doors, windows, fascia boards and timber posts have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out on site unless details of the colour/finish of the render and the type of slate to be used on the roof have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006)

12/03922/S73, Oakridge, Townsend, Ilminster, Somerset TA19 0JA

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. It is considered that the proposal would, by reason of its size, form, design, location and materials, respect the character of the area, including the setting of the Conservation Area and would not adversely affect residential amenity or highway safety in accordance with the aims and objectives of policies STR1, 9 and 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, TP7 and EH1 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of planning consent 11/05145/FUL.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

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02. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no. 3b Revised Scheme received 2 October 2012 and topographical survey received 16 December 2011, location and block plans received 2 October 2012.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The development hereby approved shall not be commenced unless particulars of the materials (including the provision of samples where necessary) to be used for the walls (including a sample panel of the local natural stonework, indicating colour, texture, coursing and bonding being provided on site for inspection), chimney and roof of the development hereby approved and as indicated on the approved plans, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies EH1 and ST6 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policies ST6 and EH1 of the South Somerset Local Plan (Adopted April 2006).

05. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme shall include the retention of existing mature trees and shrubs on the north, east and west boundaries of the site.

Reason: In the interests of visual amenity in accordance with policies EH1 and ST6 of the South Somerset Local Plan.

06. The area allocated for parking on the approved plan drawing no.3b shall be kept clear of obstruction at all times and shall not be used other than for access and the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan.

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07. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge of the centre line of the access and extending to the extremities of the application site on the nearside carriageway edge either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced into use and shall thereafter be maintained at all times.

APPLICATION NO 12/03922/S73

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows and roof lights, or other openings (including doors) shall be formed at first or second floor level in the dwelling hereby permitted without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity in accordance with policies EH1 and ST6 of the South Somerset Local Plan.

09. Before the dwelling hereby permitted is first occupied a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan.

10. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan.

11. The development hereby approved shall not be commenced unless details of the full boundary treatment of the site, including all fencing and retaining walls, have been submitted to and agreed in writing by the Local Planning Authority. Such agreed boundary treatment shall be completed before the dwelling is first occupied and maintained thereafter.

Reason: In the interests of visual and residential amenity in accordance with policies EH1 and ST6 of the South Somerset Local Plan.

NOTES (if any)

01. The alteration of the access will involve construction works within the existing highway limits. These works must be agreed in advance with the Highway Service Manager at South Somerset Area Highway Office, Mead Avenue, Houndstone Business Park, Yeovil, Tel No. 0845 345 9155. He will be able to advise upon and issue the relevant licences, necessary under the Highways Act 1980.

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12/03933/FUL, 29 Ladymeade, Ilminster, Somerset TA19 0EA

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its siting, design, scale and materials, will cause no significant adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006), Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (2000) and the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. LM-P-001 received 9th October 2012

Drawing No. LM-P-002 received 9th October 2012

Drawing No. LM-P-003 received 9th October 2012

Drawing No. LM-P-004 received 9th October 2012

Drawing No. LM-P-009 received 16th October 2012

Drawing No. LM-P-010 received 16th October 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

12/03952/FUL, 7 Greenway Dowlish Ford, Ilminster, Somerset TA19 0PJ

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its siting, design, scale and materials, will cause no adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006), Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (2000) and the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 5374/02 received 10th October 2012

Drg no. 5374/05 received 10th October 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Prior to the development hereby approved being first brought into use the south west facing elevation shall be fitted with obscure glass (and fixed closed) in accordance with the approved plans and shall be permanently retained and maintained in this fashion thereafter.

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Reason: In the interests of residential amenity and in accordance with Policy ST6 of the South Somerset Local Plan (2006).

12/03972/COU, Doctors Surgery, 26 North Street, Ilminster, Somerset TA19 0DF
GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposed change of use is considered to be an acceptable form of development, which would not lead to the significant or total loss of local services to the community, would have no adverse impact on the character and setting of the conservation area or nearby listed buildings and is not considered to be detrimental to highway safety or residential amenity, in accordance with the aims and objectives of policies STR1, 9 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5, ST6, EH1, EH5 and MS1 of the South Somerset Local Plan 2006 and the provisions of chapters 6, 7 and 12 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans: '1:1250 Location Plan' and 'Floor Plan', received 11th October 2012.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The development hereby approved shall not be used other than for purposes ancillary to the residential use of the main dwelling, known as 'The Rockery'.

Reason: For the avoidance of doubt as to the development authorised and to allow the Local Planning Authority to assess the impact of any other change of use on local amenity and character, in accordance with policies STR1, 9 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5, ST6, EH1, EH5 and MS1 of the South Somerset Local Plan 2006 and the provisions of chapters 6, 7 and 12 of the National Planning Policy Framework.

04. The area allocated for parking and turning on the approved plans, received 11th October 2012, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

12/04063/FUL, 9 Heron Way, Ilminster, Somerset, TA19 0BX

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its siting, design, scale and materials, will cause no

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adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006), Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (2000) and the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. P02 received 18th October 2012

Drawing No. P03 received 18th October 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

12/04138/FUL, Ilminster Fire Station, Butts, Ilminster, Somerset TA19 0AY

Alterations and erection of two storey extension to existing fire station (GR336226/114674)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of policy ST5 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (scale 1:1250) and Drawing No.'s 02

Rev B; 03 Rev A; and 05 rev B; all received 15 October 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

The meeting closed at 19:46 pm

Chair's Signature & Date