

ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning Committee held in the Council Chamber, Iminster on Tuesday 20th August 2013 at 19:30hrs

Present

Chairman: Cllr A Shearman

Councillors: Cllr C Goodall, Cllr V Keitch, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr J Sothern, Cllr S Storey, Cllr R Swann, Cllr E J Taylor

In Attendance

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

14. Apologies for absence

Apologies for absence were received from Councillors Burton, Lawson, Pallister and Viejh.

15. Declarations of Interest

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr A Shearman	17	Planning Applications 12/04584/LBC	Personal	Personal

16. Minutes

RESOLVED that the minutes of the meeting held on 22nd July 2013 be confirmed as a correct record.

17. Planning Applications

12/04584/LBC, Lloyds Banking Group 2- 6 Silver Street Iminster Somerset TA19 0DL

Alterations to include replacement of 2 No. glass panels to clear float glazing. (GR 336103/114539)

No objections.

13/01749/FUL, 13/01750/LBC, Gooch & Housego Ltd, Cornhill, Market Place, East Street, Iminster, 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 (GR 336149/114593)

Recommend everything possible needs to be done to encourage appropriate use of this site.

Regrettably the current proposal is unacceptable for the following reasons.

1. Access traverses a busy pedestrian thoroughfare.
2. Vehicular access is very restricted, as it is single car width, with limited visibility. Ingress and egress being over the same land may cause vehicles to reverse onto the busy pedestrian area.
3. To access the site vehicles would need to negotiate between the bus stop and the taxi rank.
4. Insufficient parking for the number of dwellings.

13/02740/FUL, Land at Canal Way, Iminster, Somerset, TA19 9BL

The erection of 59 No. dwellings and associated works. (GR 334845/114681)

The Town Council's reference would be that this is retained as employment land or mixed use but given that SSDC are likely to have examined this and found it not to be viable the following comments refer to this specific application.

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Recommend refusal.

1. Overdevelopment of the site, particularly in the area identified for affordable housing.
2. Concern about the practicality of room sizes/living space particularly in the affordable housing.

With reference comments 1. and 2. above the Town Council would like comments on the overall layout and living spaces to be sought from social housing providers.

3. The information provided with the application is out of date. Following recent flooding incidents new flood plans indicate that the site is at risk of flooding.
4. Concern about the effect the amount of building proposed will have on the existing infrastructure, particularly sewage and rainwater drainage.
5. The Town Council would like to see a small play area for pre-school children included in the proposal, preferably close to the affordable housing area. Councillors feel that the main recreation ground could be reached safely by older children but toddlers needed a safe play area closer to their homes.
6. Funding arrangements for the maintenance of the area designated as public open space needs to be clarified.
7. Clarity required about responsibilities for shared surface street.
8. It was noted that the noise assessment had not been received and as the proposal includes housing directly opposite industrial units this needs to be addressed.

19. **Planning Appeals**

12/03979/OUT, Former Factory at Winterhay Lane Ilminster Somerset TA19 9BB

The erection of a mix of two, three and four bedroom dwellings and new access (Outline). (GR335206/115028)

An appeal has been lodged against an application for planning permission (NO. 12/03979/OUT)

20. **Planning Decisions made by SSSDC**

The following Planning decisions made by South Somerset District Council were noted

13/01078/FUL, 18 Summerlands Park Drive, Ilminster Somerset TA19 9BN

Creation of new landing window on east elevation and replace lounge window on east elevation with bay window (GR 335614/114610)

Grant Consent subject to the conditions

13/01895/S73A, Land Adjacent To Swan Precinct, Ditton Street, Ilminster, Somerset, TA19 0BQ,

Application to vary condition No. 17 (approved plans) of planning permission 04/02982/FUL

Grant Consent subject to the conditions

13/0198/LBC, Harper Dolman & West Insurance 20 East Street Ilminster Somerset TA19 0AJ

Application to amend hanging sign, paint door red, window frames and fascia cream (GR 336220/114531)

Grant Consent subject to the conditions

13/01951/R3C, Swanmead Community School, Ditton Street, Ilminster Somerset TA19 0BL (336162-114181)

Grant Consent subject to the conditions

13/02164/ADV, 13/02165/LBC, Lloyds Tsb Bank Plc 2 - 6 Silver Street Ilminster Somerset TA19 0DL

Alterations and the display of 2 No. non illuminated built up letters, 2 No. non illuminated projecting signs, 1 No. non illuminated nameplate, 3 No. non illuminated reverse applied vinyls and 1 No. non illuminated letter box signage. (GR 336103/114539)

Grant Consent subject to the conditions

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13/02330/FUL, 26 Fairfield, Iminster Somerset TA19 9PE

The erection of a conservatory on rear elevation. (GR 335361/114784)

Grant Consent subject to the conditions

13/02442/FUL, 5 Badger Mews, Frog Lane Iminster Somerset TA19 0AP

The erection of a single storey rear extension. (GR336292/114489)

Grant Consent subject to the conditions

13/02598/R3C, Greenfylde First School Silver Street Iminster Somerset TA19 0DS

Installation of a double classroom modular building on site of recently demolished pratten unit
(GR: 335975/114454) No objections.

The meeting closed at 8:46 hrs

Chair's Signature & Date