

A meeting of the **Planning, Highways and Transport Committee** was held on **5th January 2021** via Skype commencing at 19:30hrs

Present:

Chair: Cllr A Shearman

Committee Members L Taylor, L Wilcock, M James and V Higgins

In Attendance

Councillors:

P Burton, B Hamilton and S Shepherd

Officers: Julie Earp (Deputy Clerk) Hayley White (Town Clerk)

One speaker

P372 Apologies for absence

Cllr R Swann

Cllr I Mackillop

P373 Declarations of Interest

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr L Taylor	Agenda 8 (b) – Planning Applications - 20/03158/FUL - The Shrubbery Hotel Station Road Ilminster TA19 9AR	P379	Lives close to the property	Personal	Did not speak or vote
Cllr V Higgins	Agenda 8 (d) – Planning Application - 20/03712/R13 – Greenfylde First School Silver Street Ilminster TA19 0DS	P379	Works at the School	Personal	Did not vote

P374 Minutes

The minutes of the meeting held on 1st December 2020 were considered.

RESOLVED that the minutes of the meeting held on 1st December 2020 be confirmed as a correct record.

P375 Action List

Consideration was given to the current action list.

No additional comments made.

P376 Letter from Resident of Fairfield

Consideration was given to an anonymous letter received from a resident of Fairfield, Ilminster.

As the Council had no way of contacting the person or persons who had sent the letter it was agreed a formal record would be made in the minutes of the Council's findings.



It is understood that the land is currently owned by Persimmon. None of the land in question is in the ownership of Ilminster Town Council.

RESOLVED to take no further action.

P377 Hillview/Highfield Salt Bin

Consideration was given to the purchase of a salt bin for the top of Hillview Terrace. An email from a resident had been presented to the committee showing the request dating back 18 months. The Councillors discussed the email and were shocked with the contents, particularly from the Councillor who is responsible for the grit bins. He was not aware of the information the resident had been passed by the previous Town Clerk and was shocked that this had been left as it had. The Councillors at the meeting were not aware of the request.

A Councillor confirmed that they understood the parking area was owned by South Somerset District Council.

RESOLVED to look into the matter further to see if a salt bin could be positioned at the top of Hillview Terrace and for the Town Clerk to send apologies to the resident and to advise that the matter will be researched.

P378 Parking in the delivery car park at Tesco

Consideration was given to a complaint received from a local business who has a store in the Swan shopping precinct regarding access to the delivery parking area beside Tesco.

The business owner was experiencing problems with their delivery lorries not being able to unload using the delivery point as members of the public use the area even though there are double yellow lines around the delivery area.

It was discussed that residents of the flats are using the area to park.

Ownership of the area was discussed, and it was understood that it belonged to Tesco. A suggestion was made that maybe Tesco could employ a company who could clamp the vehicles. Parking on the double yellow lines was not enforceable as they were on private land. A suggestion was made that the area could be accessed through a barrier with the code or padlock being provided to the businesses who needed to use the access for delivery. A comment was made that if access became an issue for the shop owners we would have to be aware that they may begin to use Ditton Street which would cause congestion problems.

A suggestion was made that maybe the Council could speak or write to Tesco to show support for the local shop owners but that there was no further action we could take as the land is not within our possession.

RESOLVED to try and establish a contact with Tesco and to review the matter in the future.

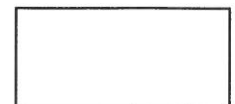
P379 Planning Applications

The Committee considered the following applications:

(a) 20/03221/FUL – Coldharbour Farm Park Lane Donyatt Ilminster
Conversion of traditional agricultural buildings into 4 no. dwellings

Issues discussed during consideration were:

- Comments already made on the application.



- Concerns about the access. The current access is poorly maintained which includes a bridge. Access is very narrow. Would extra traffic on this stretch of road be safe. The main problem with the proposal is the access.
- Conversion of the building looks in order.

RESOLVED to defer the decision. The access road is poor quality and part is unadopted. To defer a decision until the access is assessed regarding the impact on neighbours and users of the site. There is no issue with the conversion of the building.

The meeting was taken out of session and the speaker was invited to talk.

The speaker spoke about the planning application for the erection of 3 flats at the Shrubbery Hotel in Ilminster and that they objected to the proposal. The speaker advised that there had been other objections. Noise pollution was a concern and the obtrusive design. The previous application was for 5 ensuite rooms as holiday lets. This application is for 3 residential apartments for permanent living. The proposal is in a conservation area. The Hermitage that adjoins the Shrubbery is a Grade 11 listed property. The new proposal has more windows. The comments made about the previous application are no longer applicable as the proposal will overlook properties. The speaker feels the proposal will be detrimental to the site.

The meeting was taken back into session.

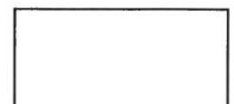
(b) 20/03158/FUL - The Shrubbery Hotel Station Road Ilminster TA19 9AR
The erection of 3 No. flats

Issues discussed during consideration of this application:

- The flats would overlook other properties.
- This is a working hotel. The application is for residential property.
- The land is commercial and not residential.
- Access onto Station Road would be shared with the hotel.
- Conflict as the car park would be shared with hotel.
- The previous application was single storey, the new plans are for 2 storey housing.
- Design not in keeping with the Shrubbery Hotel.

RESOLVED to recommend refusal on the following grounds:

- Properties are 2 storey and would overlook neighbouring property.
- The land is for commercial use and not residential.
- Could cause overcrowding on the business.
- Not in keeping with the style of the Shrubbery Hotel.
- Access to the site which would be shared with the Shrubbery Hotel.
- Additional parking in an already busy car park.
- Loss of privacy for neighbouring properties.
- Not in keeping with the local surroundings.



(c) 20/03492/HOU – 35 High Street Ilminster TA19 9AW

Removal of chimney and addition of two conservation velux rooflights (front and rear) to form loft conversion (Re-submission of 20/01832/HOU)

Consideration was given that this was an updated application. No reasons provided for objection.

RESOLVED to accept the application.

(d) 20/03712/R13 – Greenfylde First School Silver Street Ilminster Somerset TA19 0DS

The proposal is to demolish the reconstituted stone/concrete block shelter with a concrete slab roof (SCC/3776/2020/LB)

Discussions included that the shelter is not connected to building and is freestanding.

It was raised that the current landowner had not been consulted.

RESOLVED to defer comment on the application until permission from the landlord has been sought.

P380 Planning Appeals

No planning appeals.

P381 Planning Decisions made by SSDC

Decisions made by South Somerset District Council are reported for information. For more details please see South Somerset District Council website: <http://www.southsomerset.gov.uk/planningsearch>

The meeting closed at: 20:33

Chairs signature:

Date: