

Minutes of the **Planning, Highways and Transport Committee** Meeting
held on **7th November 2023** at **19:30** hrs at the **Council Chamber,**
Council Offices, North Street, Ilminster, TA19 0DG

Chair: Cllr A Shearman

Committee: Cllr M Gunn, Cllr B Hamilton, Cllr M James, Cllr J Karchud,
Cllr P Sellers, Cllr N Tinson

Officers M Tredwin (Town Clerk), J Earp (Deputy Twon Clerk), V Freeman
(Administration Officer)

In attendance: 1 member of the public, Cllr S Shepherd, Cllr B Jenner-Hurford and
Cllr L Taylor

23-0071-PHT **Public Forum**
There were no members of the public who wished to speak.

23-0072-PHT **Apologies for absence**
Cllr I MacKillop
The Clerk has confirmed that reasons have been provided.

23-0073-PHT **Declarations of interest**
Cllr Hamilton declared an interest in Agenda items 7a and 7c

23-0074-PHT **Dispensations**
There were no dispensations requested or granted.

23-0075-PHT **Minutes**
Members **RESOLVED** unanimously that the Minutes of the meeting
held on 3rd October 2023 as a correct record.
Proposer Cllr Shearman **Seconded** Cllr Hamilton

23-0076-PHT **Closure of Silver Street**
Members **NOTED** the letter.

23-0077-PHT **Planning Applications**
Somerset Planning webpage:
<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

- a 16/05500/OUT Outline application for residential development for up
to 400 dwellings with associated access. Location: Land South West
Of Canal Way Ilminster Somerset Applicant: Persimmon Homes SW
& Somerset County Council Application

Members **RECOMMENDED** unanimously to object to the application
as they do not feel that the previous objections, below, have been
addressed. In addition, the emergency access is inadequate.

*There is a high density of homes with only one entrance/exit road.
Loss of prime agricultural land.
There are trees within the development that have TPOs on them
One of the roads leading on to the access roundabout hasn't been adopted and therefore no give way/stop signs.
Can the roundabout support the increased volume of traffic.
Point of access is a key issue, no other development of this size within the town only has one point of entry/exit.
The impact on existing services and amenities within the town eg. doctors
Can the current drainage system in Ilminster support the new housing.
The balance ponds are not adequate.
Potential for increased flooding risk within the town.
Ilminster has flooded 5 times in the last 20 years.
Further clarification is needed on phosphates credit scheme and offset mitigation rights.
Every application is discussed on its own merit.
Members requested that the application goes to committee of Somerset Council.
No provision to build a new school and no consideration for children with disabilities.
Lack of upkeep on existing developments within the town have led to areas not being adopted.*

Proposer Cllr Shearman **Seconded** Cllr Hamilton

- b 23/02630/LBC Listed Building Consent application for the removal of utility room chimney breast. The Chantry 3 Court Barton Ilminster Somerset TA19 0DU Listed Building Consent

Members **RECOMMENDED** unanimously to support the application.
Proposer Cllr Hamilton **Seconded** Cllr Shearman

- c 23/02363/HOU Proposed two storey rear extension to dwelling and retrospective planning approval for front driveway 2 The Crescent Ilminster Somerset TA19 0ER

Cllr Hamilton advised the committee that as the SSDC member at the time he had put the notification in to Somerset County Council at the time that SSDC still existed that he had concerns over the driveway's legality. He stated he would abstain from voting on the retrospective aspect of the planning permission.

Members decided to discuss the above planning application as 2 separate items.

The retrospective planning approval for the driveway was discussed first.



Discussions included some Members are not in favour of retrospective planning applications but understand that errors happen on applications and paved driveways need to be permeable to allow the water to disperse without seeping on to the pavement/road.

Members **RECOMMENDED** by 5 votes for and 1 abstention (Cllr Hamilton) to object to the driveway part of the application on the grounds that there is no suitable drainage plan in place therefore any water could encroach on the pavement or highway.
Proposer Cllr Shearman **Seconded** Cllr Tinson

19.55 Cllr James arrived.

Members **RECOMMENDED** unanimously to support the application for the proposed two storey rear extension to the dwelling.
Proposer Cllr Shearman **Seconded** Cllr Gunn

Members requested that this application is sent to Committee to be reviewed.

- d 23/02244/HOU Ground floor rear extension Location: 44 Lower Meadow Ilminster Somerset TA19 9DP

Members discussed the above application.

The applicant attended the meeting as a member of public and indicated that he will be able to resolve the concerns regarding the downpipe as mentioned on the application comments.

Members **RECOMMENDED** unanimously to support the application subject to the neighbour's concerns regarding the downpipe being resolved.
Proposer Cllr Hamilton **Seconded** Cllr Gunn

- e 23/02685/PAMB Prior Approval Notification for converting the existing agricultural building into No. 1 residential dwelling. Location: Winterhay Lane Farm Winterhay Lane Ilminster Somerset TA19 9PL

This is a notification only and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

Members **NOTED** the above application.

- f 23/02741/TCA Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area. 8 West Street Ilminster Somerset TA19 9AB Tree(s) in Conservation Area

This is a notification only and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

Members **NOTED** the above application.

23-0078-PHT

Planning Appeals

No planning appeals were brought to the attention of the committee.

23-0079-PHT

Planning Decisions made by Somerset Council

Members noted the information that decisions were made by Somerset Council and are reported for information.

Meeting ended at 20.07

Chair signature

