

ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning Committee held in the Council Chamber, Ilminster on Tuesday 25th June 2013 at 19:30hrs

Present

Chairman: Cllr A Shearman

Councillors: Cllr S Austin, Cllr P Burton, Cllr C Goodall, Cllr A Lawson, Cllr D Miller, Cllr S Shepherd
Cllr J Sothern, Cllr S Storey, Cllr E J Taylor and Cllr L Vijeh.

In Attendance

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

1. Apologies for absence

Apologies for absence were received from Councillors Pallister and Swann.

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr A Shearman	4	Planning Applications 13/01951/R3C 13/02058/FUL	Personal	Personal

3. Minutes

RESOLVED that the minutes of the meeting held on 14th May 2013 be confirmed as a correct record.

4. Planning Applications

13/01340/OUT, Summervale Medical Centre, Wharf Lane Ilminster Somerset TA19 0DT
The erection of 8 No. dwellings (Revised Application). (GR 335927/114415)

Additional Information received. Amendments are: Reduction in number of units from 9 to 8, re-siting of dwellings.

The Chair reported to the Committee that the outline application was determined at Area West Committee on the 19th June 2013 with conditions.

Cllr Goodall the District Councillor reported on the Area West meeting she had attended concerning the above application.

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.
(GR 336141/114457)

Recommend approval of amendments to Planning Application.

13/01951/R3C, Swanmead Community School, Ditton Street Ilminster Somerset TA19 0BL
Installation of new 12.2 metre by 8.7 metre Timber Framed Unit with Access Ramps and
Demolition of existing Temporary Unit for Cygnets Pre-School. (GR 336162 -114181)

Recommend approval.

13/02058/FUL, 13/02059/LBC 28, 30 And 32 West Street, Ilminster, Somerset TA19 9AB
Change to form and design of rear dormer windows (retrospective) including proposed
replacement of UPVC windows and cladding with timber (GR 335801/114741)

Recommend approval.

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5. 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).
(GR 335206/115028)

6. Planning Decisions

13/01020/ADV, Lloyds Tsb Bank Plc 2-6 Silver Street Ilminster Somerset TA19 0DL

The display of 3 No. internally illuminated built up letter signs, 3 No. internally illuminated projecting signs, 1 No. non illuminated ATM vinyl, 1 No. internally illuminated heritage square, 1 No. non illuminated name plat, 3 No. non illuminated vinyl's and 1 No. non illuminated letter box sign. (GR 336103/114539)

THE APPLICATION IS NOW WITHDRAWN

13/01022/LBC, Lloyds Tsb Bank Plc 2 - 6 Silver Street Ilminster Somerset TA19 0DL

Alterations to include the display of 3 No. internally illuminated built up letter signs, 3 No. internally illuminated projecting signs, 1 No. non illuminated ATM vinyl, 1 No. internally illuminated heritage square, 1 No. non illuminated name plat, 3 No. non illuminated vinyl's and 1 No. non illuminated letter box sign. (GR 336103/114539)

THE APPLICATION IS NOW WITHDRAWN.

13/01201/FUL, 28 The Beacon, Ilminster, Somerset TA19 9AH

Demolition of single storey extension and the erection of a replacement two storey extension, alterations and replacement to garage roof and there erection of retaining wall to create off road parking. (GR 335784/115254)

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposed works, by reason of their size, scale and materials respect and relate to the character of the property and its surroundings and cause no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies STR1 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapters 4, 6 and 7 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITION(S):

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 complete accordance with the following approved plans: '1:1250', '1:500', '1:200' site plans, '1:100' proposed elevation, floor, roof and cross section plans and '1:25' proposed retaining wall plan, received 20th May 2013.

13/01356/FUL, 14 West Street Ilminster, Somerset TA19 9AB

Alterations and conversion of single dwelling into 2 No. dwellings. (GR 335832/114737)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its design and location, represents the provision of an additional unit of residential accommodation within a sustainable location which will preserve the character and appearance of the conservation area, cause no demonstrable harm to highway safety or residential amenity.

This is in accordance with the aims and objectives of saved policies ST5, ST6, EH1 and

TP7 of the South Somerset Local Plan 2006 and advice contained within the NPPF.

SUBJECT TO THE FOLLOWING CONDITIONS:

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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.'s 0313/07, 0313/08, 0313/09 and 0313/10 received 2 April 2013; and Location Plan (1:1250), Block Plan (1:500) and Drawing No. 0313/11 received 3 April 2013.

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

03. Before the development hereby permitted is commenced details of the material and external finish to be used for all new windows, doors, boarding and openings shall be approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the conservation area in accordance with saved Policy EH1 of the South Somerset Local Plan (2006).

04. Before the use hereby permitted is first brought into use, the parking spaces shown on submitted plan 0313/11 shall be properly consolidated and surfaced (not loose stones or gravel) in accordance with details to be agreed in writing by the Local Planning Authority. Such parking spaces shall be kept free of obstruction at all times and not used other than for the parking of vehicles in connection with the development hereby permitted.

Reason:- In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan (2006) and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

05. 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 garages/outbuildings shall be erected without the express grant of planning permission.

Reason: To safeguard the character and appearance of the conservation area having regard to the provisions of saved Policy EH1 of the South Somerset Local Plan 2006.

06. 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, or other openings (including doors) shall be formed in the buildings, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the conservation area having regard to the provisions of saved Policy EH1 of the South Somerset Local Plan 2006.

07. 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 these buildings without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the conservation area having regard to the provisions of saved Policy EH1 of the South Somerset Local Plan 2006.

13/01374/FUL, 1 & 2 Rose Mill Cottages, Station Road, Ilminster, Somerset, TA19 9PS, Alterations to cottages including erection of porches and two storey extension to No. 1, removal of render from front elevation, addition of timber boarding, formation of vehicular access, alterations to existing garage and change of use of land to residential (Part Retrospective). (GR 334410/115153)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposals, by reason of their size, scale, siting, design, form and

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materials, are considered to be acceptable forms of development, which respect the surrounding area and do not adversely affect the residential amenity of neighbouring occupiers in accordance with Policies STR1 and 5 of the Somerset and Exmoor National Park Joint Structure Plan Review (2000), Policies EC3, ST3, ST5 and ST6 of the South Somerset Local Plan (2006) and the Policies contained within the National Planning Policy Framework (2012).
SUBJECT TO THE FOLLOWING CONDITIONS:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 11th April 2013.

13/01450/FUL, 7 Station Road, Ilminster Somerset TA19 9BD

Alterations and renovations to include the removal of 2 No. staircases, extension of lower ground floor flat, creation of ancillary annexe and erection of railings. Erection of gates to entrance (GR 335720/114735)

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposals by reason of their scale, design and materials, and limited/informed intervention into the historic fabric of this listed building, are considered to respect the historic and architectural interests of the building and will preserve the character and appearance of the conservation area. The proposals are therefore in accordance with saved Policies EH1 and EH3 of the South Somerset Local Plan and the provisions of PPS 5.

SUBJECT TO THE FOLLOWING CONDITION(S):

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.'s SRI PL-01, SRI PL-07, SRI PL-08, SRI PL-09, SRI PL-10 and SRI PL-11 all received 11 April 2013.

APPLICATION NO 13/01450/FUL

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 design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

04. The annexe accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 7 Station Road, Ilminster.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

Informatives:

01. The annexe accommodation referred to in Condition 04 is outlined in red on the annotated Drawing No. SRI PL-08 dated 10 June 2013.

13/01451/LBC, 7 Station Road, Ilminster Somerset TA19 9BD

Alterations and renovations to include the removal of 2 No. staircases, extension of lower ground floor flat, creation of ancillary annexe and erection of railings. Erection of gates to entrance (GR 335720/114735)

GRANT CONSENT FOR THE FOLLOWING REASON:

01. The proposals by reason of their scale, design and materials, and

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limited/informed intervention into the historic fabric of this listed building, are considered to respect the historic and architectural interests of the building and are in accordance with waved Policy EH3 of the South Somerset Local Plan and the provisions of PPS 5.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s SRI PL-01, SRI PL-07, SRI PL-08, SRI PL-09, SRI PL-10 and SRI PL-11 all received 11 April 2013.

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 design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

04. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

05. No work shall be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

06. No work shall be carried out on site unless details of the replacement panelling, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

07. No work shall be carried out on site unless details of the gates and balustrade, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local

APPLICATION NO 13/01451/LBC

Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

08. The render shall be painted in Farrow and Ball 'Pointing' unless otherwise agreed

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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 policy EH3 of the South Somerset Local Plan 2006.

13/01679/FUL, 24 Listers Hill, Ilminster, Somerset TA19 0EN

The erection of replacement single storey rear extension to dwellinghouse. (GR336021/113823)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, due to its form, scale, design, and materials, would be in keeping with the appearance of the building and its surroundings, and cause no demonstrable harm to residential amenity or highway safety, in accordance with the aims and objectives of policy ST6 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, Site Plan, drawing nos 1307.01-09 received 18 April 2013.

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

The meeting closed at 20:00 hrs

Chair's Signature & Date