

# ILMINSTER TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Ilminster on Tuesday, 29 May 2012 at 7.30 p.m.

**Public Question** Mr J Burlington asked Councillors to put the environment at the centre of their thinking. He commented that the issues of climate change and rising costs of natural resource were serious issues which should be addressed. He asked that the Council appoint a representative to deal with these issues.

## **Present**

**Chairman:** Cllr L Vijeh,

**Councillors:** Cllr S Austin, Cllr C Goodall, Cllr A Lawson, Cllr D Miller, Cllr J Pallister, Cllr A Shearman, Cllr S Shepherd, Cllr R Swann and Cllr E J Taylor.

**Officers:** Mrs M Shelley, Mrs R Hope

## **1 Apologies for absence**

Apologies were received from Cllr's Burton, Sainsbury, Sothern and Whaites

## **2 Declarations of Interest**

None

## **3 Appointment of Vice Chair**

Upon a proposal by Cllr Vijeh, seconded by Cllr Shearman it was RESOLVED that Cllr Austin be appointed Vice Chair of the Planning Committee for the year to May 2013.

## **4 Minutes of the previous meetings**

It was RESOLVED that the minutes of the Planning Committee held on 17 April 2012 be approved and signed as a correct record.

## **5 Matters Arising**

None

## **6 Planning Applications**

### **(a) 12/01607/FUL**

Alteration and the erection of a first floor extension to create one pair of semi-detached dwelling houses and parking. Spring Haven, Listecombe Close, Ilminster, Somerset, TA19 0EW  
Comments - Recommend approval subject to Highways comments

### **(b) 12/01722/FUL**

Demolition of existing building and erection of 2 No. Dwellinghouses. Part of Old Bakery, Ditton Street, Ilminster, Somerset

Recommend approval subject to the following comments;

(a) Councillors are aware that a former owner of the site had a petrol pump at the rear of the property and ask that a contamination test be carried out.

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- (b) Due to the siting of the development, on a one way street, it is requested that during demolition and rebuilding disruption to the public highway should be kept to a minimum
- (c) Deliveries and removal of material should be carried out with due consideration to neighbours
- (d) The boundary wall to the rear of the property, due to its age, should if possible be kept intact

It was RESOLVED that the Committee's comments on the applications above be submitted to South Somerset District Council.

## 7 Planning Decisions

The planning decisions detailed below were received from south Somerset District Council

### **(a) 11/02982/LBC**

The re construction of supporting garden wall (Retrospective Application).

East Wing Bay House Bay Hill Ilminster Somerset TA19 0AT

GRANT CONSENT FOR THE FOLLOWING REASON(S):

01. The works are considered acceptable, and do not adversely affect the character and setting or the historic and architectural interests of the listed building, in accordance with the aims and objectives of policy 9 of the Somerset and Exmoor National Joint Structure Plan Review, saved policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITION(S):

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented on 14th March 2012 as prescribed by Section 8 of the above Act.

Reason: To comply with section 8 of the above Act.

### **(b) 11/03072/FUL**

The re construction of supporting garden wall (Retrospective Application)

East Wing Bay House Bay Hill Ilminster Somerset TA19 0AT

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The works, by reason of design, scale and materials, has no adverse impact on the character or setting of the listed building or adversely affect the setting or appearance of the conservation area and causes no unacceptable harm to residential amenity, in accordance with the aims and objectives of policies 9 and STR1 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5, ST6, EH1, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITION(S):

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 14th March 2012.

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Reason: To comply with Section 73A of the Act.

## **(c )12/00615/FUL**

Retention and resiting of smoking shelter. Royal Oak, The Cross, Ditton Street, ilminster, Somerset, TA19 0EH

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 amenity or the character of the area in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006) and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (2000).

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:

1: 1250 Plan received 3rd May 2012

Layout Plans received 3rd May 2012

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

03. Within one month of the date of this permission, the smoking shelter shall be relocated to the location hereby approved.

Reason: To ensure the proposal accords with the plans approved and in the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan (2006).

## **(d) 12/00905/FUL**

Demolition of existing 3 No. dwellinghouses and the erection of 3 No. replacement dwellinghouses with new access. 25,26 & 27 Knott Oak Townsend Ilminster Somerset TA19 0JA

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, due to its scale, design, layout, siting, materials and means of access, respects the character and appearance of the area, and causes no demonstrable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies ST3, ST5, ST6, and EC3 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, photo survey plan, and drawing no. DET-PP03 received 14 March 2012.

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

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03. No development hereby approved shall be carried out unless particulars of following have been submitted to and approved in writing by the Local Planning Authority:

- a. details of the natural stone, the colour/finish and type of render, details of the clay and slate tiles (including the provision of samples where appropriate) to be used for the external walls, roofs and chimneys;
- b. a sample panel of stonework, to be prepared for inspection on site, to show the final appearance and finish of the stone external walls comprised in the development; and
- c. details of the joinery of the windows to show that they would be balanced and details of their material and colour/finish. Once approved, such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority, and thereafter retained and maintained.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

04. The development hereby permitted shall not be occupied unless six parking spaces for the dwellings and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times.

Reason: In the interests of highway safety and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000, and policy ST5 of the South Somerset Local Plan, 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 details of the boundary hedgerows to be retained, together with measures for their protection during the course of the development and additional planting to enhance the boundary planting. 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.

Reason: To safeguard the amenities and character of the area and in accordance with policies EC3 and ST6 of the South Somerset Local Plan (Adopted April 2006).

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

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

07. The development hereby permitted shall not be commenced unless details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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Reason: To safeguard the amenities and character of the area and in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

08. Before the dwellings hereby permitted are 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 and visual amenity and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000, and policies ST5 and ST6 of the South Somerset Local Plan, 2006.

09. 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.

10. The development hereby permitted shall not be commenced unless scaled drawings showing the following visibility splays have been submitted to and agreed in writing by the Local Planning Authority. 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 on the centre line of the access and extending to points on the nearside carriageway edge 90m either side of the access including land edged blue . Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and efficiency and to accord with policy ST5 of the South Somerset Local Plan.

11. Before the development hereby approved is occupied, a fully sheltered lockable cycle parking facility shall be provided within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason In the interests of sustainable transport and in accordance with the Somerset County Council Transport Policies Parking Strategy March 2012.

## **Informatives:**

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager, Area Highway Office for South Somerset, Mead Avenue, Houndstone Business Park, Yeovil, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

02. The developer should contact Somerset County Council for information, 0845 345 9155 about the dedication of land to the Highway Authority. This should be commenced as soon as practicably possible.

The meeting closed at 7.55pm

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Signed

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Date