

## Ilminster Town Council



Dear Councillor

A meeting of the **PLANNING COMMITTEE** which you are summoned to attend will be held on **Tuesday 19<sup>th</sup> March 2013**. The meeting will be held in the Council Chamber, Council Offices, North Street, Ilminster starting at 19:30hrs.

The business to be transacted at the meeting is outlined on the Agenda below. Any reports listed as "to follow" will be made available as soon as possible, and in any event at least 30 minutes before the start of the meeting.

Yours sincerely

12/3/13

Joy Norris  
Town Clerk

Date

### PLANNING AGENDA

**1 Apologies for absence**

To receive apologies for absence from Councillors unable to attend the meeting.

**2 Declarations of Interest**

To receive any declarations from Councillors and Officers of interests in respect of matters to be considered at this meeting, together with an appropriate statement regarding the nature of the interest.

**3 Minutes**

To confirm the minutes of the meeting held on 19 February 2013 as a correct record.

**4 Planning Applications**

**13/00651/TEA**, Land at Junction of West Street Ilminster Somerset TA19 9AA

Notification for the prior approval of an Openreach broadband cabinet (GR 335897/114713)

**13/00605/TEA**, 2 - 4 East Street Ilminster Somerset TA19 0AJ

Notification for the prior approval of an Openreach broadband cabinet. (GR 336151/114510)

**5 Planning Appeals**

None

**6. Planning Decisions**

**12/04640/FUL**, 19 The Cross, Orchard Vale, Ilminster, Somerset, TA19 0EH,

Alterations and the conversion of 1 No. dwellinghouse into 2 No. dwellinghouses (GR 336075/114134)

REFUSE PERMISSION FOR THE FOLLOWING REASON:

01. The proposed development, as a result of the lack of off street parking provision,

## Iminster Town Council

would be likely to encourage the additional parking of vehicles on the public highway, which would interrupt the free flow of traffic and thereby add to the hazards of highway users at this point. The proposal is therefore contrary to policy 49 of the Somerset and Exmoor National Joint Structure Plan (April 2000), saved policy ST5 of the South Somerset Local Plan 2006 and the aims and objectives of the Somerset County Council Parking Strategy (March 2012) and Chapter 4 of the National Planning Policy Framework.

### NOTES:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.

**12/04810/FUL**, Bonners Butchers 37 Silver Street Iminster Somerset TA19 0DW

The carrying out of alterations and the erection of a single storey rear extension. (GR 335964/114549)

### GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, due to its form, design and materials, would safeguard residential amenity and highway safety, and would preserve the character and appearance of the listed building and the Conservation Area in accordance with the aims and objectives of policies EH1 (Conservation Areas), EH3 (Change of use and alterations to listed buildings), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), policies 9 (Built Historic Environment) and STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

### 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; Site and Location Plan drawing no. 2871/03, Existing Floor Plans and Elevations drawing no. 2871/01, Proposed Floor Plans and Elevations drawing no.2871/01 received 12 December 2012.

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

03. The development hereby approved shall not be commenced unless details of the coping to be used have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the listed building and the Conservation Area and in accordance with policies ST6, EH1 and EH3 of the South Somerset Local Plan (Adopted April 2006).

## **Ilminster Town Council**

**12/04811/LBC**, Bonners Butchers, 37 Silver Street, Ilminster, Somerset, TA19 0DW

The carrying out of alterations to include the erection of a single storey rear extension. (GR 335964/114549)

**GRANT CONSENT FOR THE FOLLOWING REASON:**

01. The proposal, due to its form, design and materials, would preserve the character and appearance of the listed building in accordance with the aims and objectives of policies EH3 (Change of use and alterations to listed buildings), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), policies 9 (Built Historic Environment) and STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

**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 works hereby permitted shall be carried out in accordance with the following approved plans; Site and Location Plan drawing no. 2871/03, Existing Floor Plans and Elevations drawing no. 2871/01, Proposed Floor Plans and Elevations drawing no. 2871/01 received 12 December 2012.

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

03. The works hereby approved shall not be commenced unless details of the coping to be used have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the listed building and in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

**12/04965/OUT**, Summervale Medical Centre, Wharf Lane, Ilminster, Somerset, TA19 0DT

The erection of 9 No. dwellings. (GR 335927/114415)

**REFUSE PERMISSION FOR THE FOLLOWING REASONS:**

01. The proposed layout would result in dwellings in close proximity to the shared boundaries with existing residential properties. This would result in unacceptable loss of privacy through overlooking of existing gardens and inter-looking into neighbouring windows. Furthermore, some of the proposed dwellings are very close to the shared boundary and would have an overbearing impact upon the existing dwellings and gardens. The proposal is therefore contrary to Policy ST6 of the South Somerset Local Plan (2006).

02. The proposed layout is suburban in nature and has failed to adequately respect the existing historic context of the site which includes a listed building. As such, the proposal is unacceptable in design terms and will adversely impact upon the setting of the conservation area and listed building. The proposal is therefore contrary to Policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan (2006) and advice contained within the NPPF.

**NOTES:**

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a

## Iminster Town Council

positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these problems.

**13/00249/FUL**, Muchelney House, Abbots Close, Iminster, Somerset TA19 0EF

Erection of 2 No. lean-to stores for the storage of residents electric mobility scooters (GR335901/114357)

**GRANT PERMISSION FOR THE FOLLOWING REASON:**

01. The proposed development, by reason of its size, scale and materials, respects the character of the area and causes no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies 49 and STR1 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and chapter 7 of the National Planning Policy Framework.

**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 not be carried out otherwise than in complete accordance with the following approved plans: '1:200 Site Plan: Proposed', '2013-03/03' and '2013-03/04', received 16th January 2013.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The materials to be used in the construction of the development hereby permitted shall match those as listed within the application form, design and access statement and approved plans, received 16th January 2013.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy 5 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 chapter 7 of the National Planning Policy Framework.

04. The access to the development hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge for the width of the access.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

### **7. Proposed Residential Development at Canal Way, Iminster**

To consider a request from Persimmon Homes to address the council.

### **8. Proposed Hewish Wind Turbines**

To report Councillors comments concerning an application to install a 67 metre high wind turbine in a prominent location overlooking the communities of Hewish and Woolminstone.