

# ILMINSTER TOWN COUNCIL

Council Offices  
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TA19 0DG



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Town Clerk: Joy Norris

13<sup>th</sup> August 2013

Dear Councillor

A meeting of the **PLANNING COMMITTEE** which you are summoned to attend will be held on **Tuesday 20<sup>th</sup> August 2013 at 19:30 hrs.** The meeting will be held in the Council Chamber, Council Offices, North Street, Ilminster.

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.

#### Public Question Time

Members of the public are invited to ask questions or raise issues relevant to the work of the Council. The overall time available for this session is restricted to 15 minutes unless the Chair decides otherwise. Individual speakers are restricted to 3 minutes and are asked not to repeat points that have been made previously. It is helpful if potential contributors can make themselves known to the Clerk before the meeting so that the session can be programmed effectively. This section is not part of the formal meeting of the Council. Minutes will not be produced but questions will be recorded and a written response given by the Town Clerk or the responsible Chair of Committee if required.

Yours sincerely

A handwritten signature in black ink that reads 'Joy Norris'.

Joy Norris  
Town Clerk

13/8/13  
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 22<sup>nd</sup> July 2013 as a correct record

### 4 Planning Applications

**12/04584/LBC**, Lloyds Banking Group 2- 6 Silver Street Ilminster Somerset TA19 0DL  
Alterations to include replacement of 2 No. glass panels to clear float glazing. (GR 336103/114539)

**13/01749/FUL**, Gooch & Housego Ltd, Cornhill, Market Place, East Street, Ilminster, Somerset TA19 0AH

Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (GR 336149/114593)

**13/01750/LBC**, Gooch & Housego Ltd, Cornhill Market Place, East Street, Ilminster, Somerset TA19 0AH

Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (GR 336149/114593)

**13/02740/FUL**, Land at Canal Way, Ilminster, Somerset, TA19 9BL

The erection of 59 No. dwellings and associated works. (GR 334845/114681)

### 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). (GR335206/115028)

An appeal has been lodged against an application for planning permission (NO. 12/03979/OUT)

### 6 Planning Decisions made by SSDC

**13/01078/FUL**, 18 Summerlands Park Drive, Ilminster Somerset TA19 9BN

Creation of new landing window on east elevation and replace lounge window on east elevation with bay window (GR 335614/114610)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its siting, scale, design and form and materials will cause no adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5, ST6 of the South Somerset Local Plan (2006) and the National Planning Policy Framework (2012). 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:

1:500 Block Plan received 20<sup>th</sup> June 2013

Ground Floor Plan – received 5<sup>th</sup> June 2013

First Floor Plan – Proposed received 5<sup>th</sup> June 2013

Proposed Front Elevation received 5<sup>th</sup> June 2013

Proposed Side Elevation received 5<sup>th</sup> June 2013

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

**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) GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposed variation of condition no. 17 of planning permission 04/02982/FUL is deemed to be acceptable as the proposed development, by reason of siting, size, scale and materials, is considered to respect and relate to the character and appearance of the area, have no adverse impact on views out of the adjoining conservation area or the setting of a listed building and causes no unacceptable harm to residential amenity, in accordance with the aims and objectives of saved policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan 2006 and the core planning principles and provisions of chapters 7 and 12 of the National Planning Policy Framework. 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 5 September 2006. Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

Drawing no. 812.1 03 on planning approval 04/02982/FUL received 13 October 2004

Drawing no.1739A-PL-01 received 13 May 2013

Drawing no.1739A-PL-02 received 13 May 2013

Drawing no.1739A-PL-03 received 13 May 2013

Drawing no.1739A-PL-04 received 13 May 2013

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

03. The development hereby approved shall be carried out in accordance with the details approved by letter dated 17 August 2009 from the Local planning Authority in relation to all the information submitted on the Discharge of Conditions application reference 09/02809/DOC in relation to conditions 03, 04, 05, 06, 08, 10, 11, 12, 13, 15 and 16. Such agreed details shall not be altered without the written consent of the Local Planning Authority.

Reason: For the avoidance of doubt as to what conditions have already been agreed and in the interest of visual amenity and setting of a listed building in accordance with the aims and objectives of saved policies ST6 and EH5 of the South Somerset Local Plan (adopted April 2006).

04. Prior to the implementation of these approved plans details of the windows recesses shall be submitted to and approved in writing by the local Planning authority.

Reason: In the interests of visual amenity and to accord with saved Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

05. Before any of the development hereby permitted is first occupied provision shall be made for combined radio, TV aerial and satellite facilities to serve the development and no individual external radio, TV aerial or satellite dish or aerial shall be fixed on any individual residential property or flat or other unit of living accommodation or on any wall or structure relative thereto without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to accord with saved Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The works shall be carried out in accordance with the protected wildlife survey (February 2005) and the recommendations contained therein.

Reason: In the interests of protected species under the Wildlife and Countryside Act 1981/1998/LBC, Harper Dolman & West Insurance 20 East Street Ilminster Somerset TA19 0AJ Application to amend hanging sign, paint door red, window frames and fascia cream (GR 336220/114531) GRANT CONSENT FOR THE FOLLOWING REASON:

The proposals, due to their siting, materials, design, scale and non-illumination, are in keeping with the street scene and premises, preserve the character and appearance of the conservation area and do not adversely affect public safety in accordance with the aims and objectives of Policies EH1, MS7 and ST6 of the South Somerset Local Plan (2006) and the policies contained in the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING CONDITIONS:

(a) All advertisements displayed and any land used for the display of advertisements

shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.(c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.

(e) The consent now granted is limited to a period of five years from the date hereof. Reason: To accord with the Town and Country Planning (Control of Advertisements) Regulations 2007.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 88516 received 10th June 2013

Drawing No. 88516 Version V4 Sheet 2 received 29th May 2013

Drawing No. 88516 Version V4 Sheet 3 received 29th May 2013

Drawing No. 88516 Version V4 Sheet 5 received 29th May 2013

Drawing No. 88516 Version V4 Sheet 6 received 29th May 2013

Drawing No. 88516 Version V4 Sheet 7 received 29th May 2013

Drawing No. 88516 Version V4 Sheet 8 received 10th June 2013

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

**13/01951/R3C**, Swanmead Community School, Ditton Street, Ilminster Somerset TA19 0BL (336162-114181) Grant Consent subject to the following condition(s):-

1. The following is a summary of the reasons for the County Council's decision to grant planning permission.

2. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise. The decision has been taken having regard to the policies and proposals in the South Somerset Local Plan 1991-2011, adopted in April 2006. The policies particularly relevant to the proposed development are: -

ST5 (General Principles of Development) – The proposed development provides a local pre-school facility, reducing the need to travel further afield. It would recycle the existing pre-school site, utilising the existing access and meet DDA requirements. The form, character and setting of the locality are not expected to be adversely affected.

ST6 (The Quality of Development) – The character and appearance of the local environment and residential amenities are not expected to be compromised by the proposal.

3. The County Council has also had regard to all other material considerations and, in particular, that the proposed unit would replace a `life expired` temporary structure at Cygnets Pre-School.

4. Statement of Compliance with Article 31 of the Town and Country Development Management Procedure Order 2012.

In dealing with this planning application the County Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application advice service for minor and major applications, and applicants are encouraged to take up this service. This proposal has been assessed against the saved 29/07/2013 Policy 6 of the Structure Plan, Core Strategy and Local Plan policies, which have been subject to proactive publicity and consultation prior to their adoption

and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

**13/02164/ADV, 13/02165/LBC**, Lloyds Tsb Bank Plc 2 - 6 Silver Street Ilminster Somerset TA19 0DL

Alterations and the display of 2 No. non illuminated built up letters, 2 No. non illuminated projecting signs, 1 No. non illuminated nameplate, 3 No. non illuminated reverse applied vinyls and 1 No. non illuminated letter box signage. (GR 336103/114539)

**GRANT CONSENT FOR THE FOLLOWING REASON(S):**

01. The proposals, by reason of their scale, design, materials, non-illumination 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 its setting in accordance with the aims and objectives of Policies EH3 and EH5 of the South Somerset Local Plan (2006) and the policies contained in the National Planning Policy Framework (2012). **SUBJECT TO THE FOLLOWING CONDITION(S):**

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. 88516 received 10th June 2013

**13/02330/FUL**, 26 Fairfield, Ilminster Somerset TA19 9PE

The erection of a conservatory on rear elevation. (GR 335361/114784)

**GRANT PERMISSION FOR THE FOLLOWING REASON:**

The proposal, by reason of its siting, scale, design and form and materials will cause no adverse impact to residential or visual amenity and will preserve the views in and out of the adjoining conservation area in accordance with the aims and objectives of Policies EH1, ST5, ST6 of the South Somerset Local Plan (2006) and the National Planning Policy Framework (2012).

**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:

Block Plan received 28<sup>th</sup> May 2013

Combined Plan received 12<sup>th</sup> June 2013

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

**13/02442/FUL**, 5 Badger Mews, Frog Lane Ilminster Somerset TA19 0AP

The erection of a single storey rear extension. (GR336292/114489)

**GRANT PERMISSION FOR THE FOLLOWING REASON:**

The proposal, by reason of its siting, scale, design, form and materials, will cause no adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006) and the National Planning Policy Framework (2012). **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:

1:500 Block Plan received 17th June 2013

Drawing No. CH1-02A received 30th July 2013

Drawing No. CH1-03 received 24th July 2013 Reason: For the avoidance of doubt and in the interests of proper planning.

**13/02598/R3C**, Greenfylde First School Silver Street Iminster Somerset TA19 0DS

Installation of a double classroom modular building on site of recently demolished pratten unit  
(GR: 335975/114454)

NO OBJECTION