

## ILMINSTER TOWN COUNCIL

A meeting of the Planning, Highways and Transport Committee was held on 15<sup>th</sup> March 2016 in Greenfylde School Hall, Silver Street, Ilminster commencing on the rising of the Town Council Meeting

**Present:**

**Chairman:** Cllr Shearman

**Councillors:** Cllr Albin, Cllr Burton, Cllr Drayton, Cllr Fagan, Cllr Fowler, Cllr Goodall, Cllr Keitch, Cllr Kinder, Cllr Neave, Cllr Shepherd, Cllr Sothern, Cllr Storey, Cllr Swann, Cllr Walker

**Officers in attendance:** Mrs T Loveless (Administration Officer), Miss Norris (Town Clerk),

**Members of the Public:**

44 members of the public attended the meeting 6 of whom addressed the meeting.

**P83 Apologies for absence**

No apologies for absence were received as all Councillors were present.

**P84 Declarations of Interest**

The declarations of interest given in the table below were made regarding items on the agenda.

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr F Albin	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Lives adjacent to the proposed development site	Personal	Spoke and voted
Cllr R Drayton	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Former spokesperson for Save Shudrick Valley Group	Personal	Spoke and voted
Cllr J Fagan	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Lives adjacent to site	Personal	Spoke and voted
Cllr J Fowler	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Has attended Save Shudrick Valley Group meetings and fundraising events	Personal	Spoke and voted

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr C Goodall	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Member of former Town Council who voted in favour of development for that side of town	Personal	Spoke and voted
Cllr V Keitch	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	(i) Member of former Town Council who voted in favour of development for that side of town (ii) as a District Councillor	Personal	Spoke & abstained
Cllr R Neave	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Rents a property overlooking the proposed development site	Personal	Spoke & abstained
Cllr T Walker	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Site visible from home	Personal	Spoke and voted
Mrs T Loveless	Agenda No 4 Planning Applications 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR	P86	Lives near to the proposed development site and will be marketing house for sale in near future	Personal & prejudicial	Left the meeting

**Note:**

- (i) Councillors Albin, Drayton, Fagan, Fowler, Goodall and Walker all said that they had sought the advice of the Monitoring Officer at South Somerset District Council regarding their declaration of interest and would consider the matter before them with an open mind.
- (ii) Councillor Neave had sought independent legal advice regarding her declaration of interest

**P85 Minutes**

**RESOLVED** that the minutes of the meeting held on Thursday 10<sup>st</sup> March 2016 be confirmed as a correct record subject to Minute P81c being amended to read "13 Station Road" rather than "13 Station Road4"

**P86 Planning Applications**

The Committee considered the following application:

**a) 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR**

Demolition of existing farm buildings, erection of up to 220 No. dwellings (Class C3), creation of vehicular access from Shudrick Lane and Townsend/Long Orchard Hill, public open space and associated landscaping and engineering works (Outline Application).

The Chairman took the meeting out of formal session and called the individuals to speak who had requested to address the meeting

**Speaker 1**

Mr R Manley spoke as an objector to the application. The focus of his address was that in the Local Plan and National Planning Policy Framework employment opportunities are to go hand in hand with development. The proposed development does not contain any evidence of such an approach. The speaker emphasised the importance for people to be able to work locally and balancing housing development with employment growth – he said that without such balance Ilminster will slide further into being a dormitory town and thus he felt it was in the town's best interest's for the Town Council to recommend refusal of the application.

**Speaker 2**

Ms L Kirbycomber spoke as an objector to the application. The speaker has lived in Ilminster for about 1 year; she came to visit and fell in love with the town particularly the beautiful view over the valley. One of the things that delighted her was that the old town had been preserved and the new houses were together at the other end of the town. Since learning of the proposed development, which had not been revealed when she purchased her home, the speaker had spent time looking through the planning application and the Local Plan. The speaker's main concerns regarding the planning application were maintaining the integrity of the market town, flooding and the potential effect on wildlife.

**Speaker 3**

Mr I Whittaker said he had been asked by the Save Shudrick Valley Group to read an address on heritage. The statement said that Ilminster is an exemplary market town, and the proposed development site is an important component in the vista of the town and the setting of the conservation area. The heritage assessment on original application underestimated the impact of development on this asset. The proposal, if approved would have a substantial adverse effect on the visual impact of the conservation area; it would urbanise Shudrick Valley and cause harm to listed buildings and other historic environmental assets.

**Speaker 4**

Mr J Gidlow spoke as an objector to the application. This speaker was concerned about the large number of documents and papers that have been submitted and what he believes to be misleading and wrong factual information such as the walking distance from the proposed development to the town centre, the location of Doctors, accessibility of bus stop. The speaker referred to the current status of the recent High Court case about a proposed development in Chard in the context of both the direction of growth for the town in the Local Plan and the 5 year land supply. In the speaker's opinion, if the Town Council recommend granting planning permission it would strengthen the contractors case and weaken the District Council's position.

**Speaker 5**

Mr Mark Woodcock spoke as an objector to the application. The speaker said that the previous Town Council decision in January 2015 regarding this site was contrary to public opinion, the District Council and County Council points of view. The speaker suggested that any Town Council recommendation should now be in accordance with the Local Plan and the direction of growth for Ilminster within that document. The speaker continued that he felt the proposed development would overwhelm the town.

**Speaker 6**

Sue Neave spoke as an objector to the application. The speaker questioned the extension of time that had been afforded to the applicant. In particular, the speaker said that the application included a large amount of open spaces, paths etc. and asked if this would increase the Town Council's responsibilities and outgoings thus increasing the precept. The speaker raised concerns about misrepresentation in some of the information in the application especially walkable distances and resultant increased traffic.

The Chairman took the meeting back into formal session at 20:08hrs

**Note :** A recorded vote was requested on any proposal.

a) Issues discussed during consideration of planning application 14/02474/OUT, Land At Shudrick Lane, Ilminster, Somerset TA19 0AR included:

- 5 year land supply (Sept 2015) - SSDC do not currently have a 5 year land supply and the most recent report to SSDC Executive listed potential sites that could be taken into account – Shudrick Lane was not included and is not currently a supported application site.
- The reduced number of houses [from the original application] is an improvement and addresses some of the transport issues.
- This application does not overtly address any affordable housing need.
- Average house price in south west £220,000, developers make 9.3% per sale – if there was affordable housing in the application would the development costs of the site make the development infeasible?
- People who would purchase houses on the development would not be using the town facilities e.g. for work & shopping
- The comments already submitted by other consultees
- Wessex Water haven't formally objected but would like further research done / information provided – this could be a planning condition
- The likelihood of increased flooding as a result of the proposed development
- Drainage designs for removal of surface water
- Misleading information in the documents that form part of the application
- Housing growth to be balanced with employment
- Impact on heritage of the town
- Lack of time to read all the information
- Misinformation / factual inaccuracies – e.g. storey removed from Cllr Walker's house - would like answers and corrections made on some of these issues before a recommendation is made
- Type of house proposed in the application may generate income from precept
- If the Town Council is actively pursuing a policy of buffer zone for Herne Hill should the same apply to Pretwood Hill?

- Need for Councillors to represent and consider the impact on Ilminster as a whole- there may be a strong voice against the proposed development but equally there are residents in favour of the proposed development.
- Many people are concerned about the **total** number of houses planned for the town
- Traffic plans are not in accordance with National Planning Policy Framework
- The application is placed sensitively in the landscape and much thought has been given to the layout
- Quality of the proposed building materials

**RESOLVED** to recommend refusal of the application on the following grounds:

- a) The adverse impact of the application assessed against the National Planning Policy Framework
- b) No provision for employment
- c) The site is not sustainable
- d) Landscape and visual amenity
- e) Impact on listed buildings
- f) Impact on the conservation area
- g) Brownfield land should be used before greenfield
- h) The lowest grade agricultural land should be used first for development
- i) Impact of noise and light emissions
- j) Over development of the town
- k) Lack of an exception test as defined in s102 of the National Planning Policy Framework
- l) Due diligence not carried out with regard to flooding
- m) Traffic plans are not in accordance with the National Planning Policy Framework
- n) Impact on the local road network especially the junctions of Bay Hill and Ditton Street

The recorded votes were as follows:

In favour of the resolution: Councillors Albin, Burton, Drayton, Fagan, Fowler, Kinder, Shepherd, Walker

Against the resolution: Councillors Goodall, Sothern, Storey, Swann

Abstaining Councillors Keitch, Neave, Shearman

The meeting closed at 20.55hrs.

Chair's Initial's & Signature