

# ILMINSTER TOWN COUNCIL

Council Offices  
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Somerset  
TA19 0DG



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Town Clerk: Joy Norris

Date: 19<sup>th</sup> November 2013

Dear Councillor

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** which you are summoned to attend will be held on **Tuesday 26<sup>th</sup> November 2013**. The meeting will be held in the Council Chamber, Council Offices, North Street, Ilminster **starting at 19:30 hrs.**

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, appearing to read 'Joy Norris', is written over the typed name.

Joy Norris  
Town Clerk

## 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 29<sup>th</sup> October 2013 as a correct record

### 4 Planning Applications

**(a) 1 Greenway, Dowlish Ford, Ilminster, Somerset TA19 0PJ, 13/03792/FUL**

The erection of a first floor side extension. (GR 335635/113171)

**(b) Land At Green Lane (Plot 3), Ilminster, Somerset, 13/04415/FUL**

The erection of 1 No. dwelling house (Revisions to 07/01088/FUL to include window, porch alterations and installation of solar PV array) (GR 334984/115325)

**d) Sweet Surprise, 23 Silver Street, Ilminster, Somerset, TA19 0DH, 13/04427/LBC**

External alterations to include the replacement of a window and door on west elevation. (GR 336023/114518)

**e) Land Off, Harts Close, Ilminster, Somerset, TA19 9DW, 13/04469/FUL**

The erection of 4 No. units for light industrial use (Use Class B1(c)). (GR 334952/114852)

**f) 21 Silver Street, Ilminster, Somerset TA19 0DH, 13/04470/FUL, 13/04471/LBC**

Internal alterations and the change of use of first floor to office accommodation. (GR 336035/114519)

### 5 Planning Appeals

None

### 6 Planning Decisions made by SSSC

The following decisions have been made by South Somerset District Council and are reported for information.

For more details, please see South Somerset District Council Website:

<http://www.southsomerset.gov.uk/planningsearch>

**(a) Warehouse Frog Lane, Ilminster, Somerset TA19 0AJ, 13/01398/FUL**

Alterations and change of use from commercial to form 3 No. residential units. (GR 336271/114520)

GRANT CONSENT, SUBJECT TO CONDITIONS

**(b) 11 West Street, Ilminster, Somerset TA19 9AA, 13/03694/LBC**

External alterations to include the repainting of entire shop front (windows and door included). (GR 335912/114679)

GRANT CONSENT, SUBJECT TO CONDITIONS

**(c) R A Dyer, 21 Silver Street, Ilminster, Somerset, TA11 0DH, 13/03705/LBC**

The carrying out of internal alterations and the replacement of lean to roof on west elevation. (GR 336035/114519)

GRANT CONSENT, SUBJECT TO CONDITIONS

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

The erection of 65 No. dwellings and associated works. (GR 334845/114681)

The above application is being considered by the Council's Area Committee on Wednesday 20<sup>th</sup> November 2013 at 6:30 pm at the Shrubbery Hotel, Station Road Ilminster TA19 9AR.

**(e) 22 East Street, Ilminster, Somerset TA19 0AJ, 13/04142/TCA**

Application to fell 6 No. Leylandii trees within a conservation area (GR 336217/114538)  
Application Permitted



## ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning, Highways & Transport Committee held in the Council Chamber, Ilminster on Tuesday 29<sup>th</sup> October 2013 at 19:30hrs

**Present**

**Chairman:** Cllr A Shearman,

**Councillors:**

**In Attendance:** Cllr P Burton, Cllr C Goodall, Cllr V Keitch, Cllr V Higgins, Cllr A Lawson, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr J Sothern, Cllr S Storey, Cllr R Swann, Cllr E Taylor and Cllr L Vjeh

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

**Members of the Public:** One member of the public attended the meeting.

**33. Apologies for absence**

No apologies of absence were received.

**34. Declarations of Interest**

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest	Action
Cllr V Higgins	36 c)	4a) Planning Application 13/03880/FUL	Personal	Not stated	Did not speak or vote

**35. Minutes**

**RESOLVED** that the minutes of the meeting held on **1<sup>st</sup> October 2013** be confirmed as a correct record.

**36. Planning Applications**

**(a) Summervale Medical Centre Wharf Lane, Ilminster, Somerset TA19 0DT 13/03862/OUT**

The erection of 8 No. dwellings (Revised Application). (GR 335927/114415)

Amended Application form received 22.10.13 to seek approval of layout and access.

Recommend approval, subject to South Somerset District Council being satisfied that the issues highlighted by the Town Council previously are now resolved satisfactory; still of particular concern are:

- Road Safety Issues, particularly the close proximity to the First School
- Concerns of drainage/watercourses, the submitted planning application form does not coincide with the comments made by Wessex Water; and the development is close to a culvert of the Shudrick Stream

Town Council's previous comments made on 17/04/13:

1. Over development
2. Design over powering
3. Concern of drainage
4. Loss of amenities
5. Impact on Listed Buildings

Chair's Initials

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**(b) Greenfyld C of E First School, Silver Street, Ilminster Somerset TA19 0DS  
13/03864/R3C**

Retention of modular building for use as a Children's Centre following expiry of previous permission 06/04688/R3C (GR: 335983 - 114367)

Recommend approval.

**(c) Land At Green Lane, Ilminster Somerset, 13/03880/FUL**

The erection of 1 No. dwellinghouse (Revisions to 07/01085/FUL to include window, porch alterations and installation of solar PV array). (GR 334984/115325)

Recommend approval.

**(d) 22 East Street, Ilminster, Somerset, TA19 0AJ, 13/04142/TCA**

Application to fell 6 No. Leylandii trees within a conservation area (GR 336218/114538)

Recommend approval.

**37. Planning Appeals**

The following Planning decisions made by South Somerset District Council were noted:

**(a) Former Factory, Winterhay Lane, Ilminster, Somerset, TA19 9BB, 12/03979/OUT,**

The erection of a mix of two, three and four bedroom dwellings and new access (Outline). (GR 335206/115028)

Appeal withdrawn.

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

Alterations and the conversion of 1 No. dwelling house into 2 No. dwelling houses (GR 336075/114134)

The appeal is dismissed. Main Issue - The effect of the proposed development on highway safety, with regard to parking provision.

**38. Planning Decisions made by SSSDC**

The following Planning decisions made by South Somerset District Council were noted:

**(a) Gooch & Housego Ltd Cornhill Market Place, East Street, TA19 0AH, 13/01749/FUL**

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)

Application Withdrawn.

**(b) Land At Canal Way, Ilminster, Somerset, TA19 9BL, 13/02969/ADV**

The display of 1 No. non illuminated free standing sign. (GR 334845/114681)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(b) 25, 26 & 27 Knott Oak, Townsend, Ilminster, TA19 0JA, 13/02979/FUL**

Demolition of 3 No. existing dwelling houses and the erection of 3 No. replacement dwelling houses, conversion of redundant agricultural barn to 1 No. dwelling, part change of use of land to residential and alterations to access (Revised Application). (GR 337235/114279)

GRANT PERMISSION, SUBJECT TO CONDITIONS.

Chair's Initials

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**(d) 24 East Street, Iminster, Somerset TA19 0AJ, 13/03169/FUL**

Removal of existing single roof window and formation of 2 No. dormer windows to south (rear) elevation (GR 336225/114538)

GRANT PERMISSION, SUBJECT TO CONDITIONS.

**(e) 24 East Street, Iminster, Somerset, TA19 0AJ, 13/03170/LBC**

Removal of existing single roof window and formation of 2 No. dormer windows to south (rear) elevation (GR 336225/114538)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(f) 24 East Street, Iminster, Somerset TA19 0AJ, 13/03373/FUL**

Demolish existing extension, alterations and erection of replacement extension (part implemented) (revised application) (GR 336229/114532)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(g) 24 East Street, Iminster, Somerset TA19 0AJ, 13/03374/LBC**

Demolish existing extension, alterations and erection of replacement extension (part implemented) (revised application) (GR 336229/114532)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(h) The Minster, Silver Street, Iminster, Somerset, TA19 0DN, 13/03381/TPO**

Application to carry out works to 4 x Irish Yew trees as per amended specification in the South Somerset District Council (Iminster No.1) Tree Preservation Order 2008. (GR 336027/114578)  
GRANT CONSENT.

**(i) 26 Love Lane Iminster Somerset, TA19 0AR, 13/03554/FUL**

Demolition of shed, alterations and erection of a two storey extension. (GR 336479/114508)

GRANT PERMISSION, SUBJECT TO CONDITIONS.

**(j) 15 Station Road, Iminster Somerset, 13/03590/COL**

Application for a Lawful Development Certificate for the existing use of 15 Station Road as bed and breakfast guest house (GR 335670/114741)

Application Refused.

**39. South Somerset Car Parking Strategy Review**

The Council considered whether South Somerset District Council should be requested to actively explore and act in a supporting role with Town and Parish Councils in finding additional off-street spaces where there are proven resident parking problems leading to congestion and environmental issues.

The Council are aware there is a requirement for additional parking, and would be happy to be involved in this exercised.

Town Council are to seek clarity of what supporting role South Somerset District Council would offer.

Recommend approval.

Cllr Vijeh arrived at 20:02 pm

The meeting closed at 20:03 hrs

Chair's Signature & Date

