

ILMINSTER TOWN COUNCIL

Council Offices
North Street
Ilminster
Somerset
TA19 0DG



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Town Clerk: Joy Norris

22nd October 2013

Dear Councillor

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** which you are summoned to attend will be held on **Tuesday 29th October 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 a faint, illegible printed 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 **1st October 2013** as a correct record

4 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.

(b) Greenfylde 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)

(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)

(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)

5 Planning Appeals

(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.

6 Planning Decisions made by SSDC

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) 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.

(c) 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.

(d) 24 East Street, Ilminster, 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, Ilminster, 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, Ilminster, 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, Ilminster, 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, Ilminster, 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 (Ilminster No.1) Tree Preservation Order 2008. (GR 336027/114578)
GRANT CONSENT.

(i) 26 Love Lane Ilminster 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, Ilminster 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.

7. South Somerset Car Parking Strategy Review

To consider 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.

ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning, Highways & Transport Committee held in the Council Chamber, Ilminster on Tuesday 1st 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 Vijeh

Officers:

Mrs M Clayton (Senior Administrator), Miss J Norris (Town Clerk), Mrs M Shelley (Deputy Town Clerk)

27. Apologies for absence

Apologies for absence were received from Councillors Austin.

28. Declarations of Interest

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr Goodall	30	Planning Applications	Personal	In the capacity of District Councillor, Councillor Goodall has been liaising with Mrs R Dyer over the alterations to the shop.
Cllr S Shepherd	30	Planning Applications	Personal	Station Road, Bed & Breakfast
Cllr E Taylor	30	Planning Applications	Personal	Canal Way – Lives nearby
Cllr E Taylor	30	Planning Applications	Prejudicial	Left the room whilst this matter was discussed

29. Minutes

RESOLVED that the minutes of the meeting held on 17th September 2013 be confirmed as a correct record.

30. Planning Applications

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

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

Recommend refusal on the following grounds:

- 1) Overdevelopment of the site, particularly in the area identified for affordable housing.
- 2) Concern about the practicality of room sizes/living space particularly in the affordable housing.

With reference comments 1. and 2. above the Town Council would like comments on the overall layout and living spaces to be sought from social housing providers.

- 3) The information provided with the application is out of date. Following recent flooding incidents new flood plans indicate that the site is at risk of flooding.
- 4) Concern about the effect the amount of building proposed will have on the existing infrastructure, particularly sewage and rainwater drainage.

Chair's initials

**ILMINSTER TOWN COUNCIL
MINUTES**

- 5) The Town Council would like to see a small play area for pre-school children included in the proposal, preferably close to the affordable housing area. Councillors feel that the main recreation ground could be reached safely by older children but toddlers needed a safe play area closer to their homes.
- 6) Funding arrangements for the maintenance of the area designated as public open space needs to be clarified.
- 7) Clarity is required about responsibilities for shared surface streets.
- 8) The road network within the housing development only has a single entrance which is a concern for access for emergency vehicles.
- 9) The Social Housing has not been split up within the development as suggested previously by the District Council.
- 10) The meter boxes on the properties need to be designed and coloured to disguise as much as possible.

Administrative Note:

It was brought to the attention of the Town Clerk that a digger has been working on the above site. After further investigation it has been found that the contractors, CJL Construction, have been employed by the developers to start laying the concrete foundations for the site office, even though planning permission has not been granted. The Town Council are taking this matter further.

13/03590/COL, 15 Station Road, Ilminster, Somerset, TA19 9BE

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

No Objection. Recommend approval

13/03694/LBC, 11 West Street, Ilminster Somerset TA19 9AA

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

Recommend approval for the repainting of the entire shop front (windows and door included) The application says "External Alterations". No other alterations other than painting have been described; therefore the Town Council is only commenting upon the repainting.

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

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

Councillor Goodall and Councillor Taylor both left the room

No Objections. Recommend approval

31. Planning Appeals

None.

32. Planning Decisions made by SSDC

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

13/01340/OUT, Summervale Medical Centre, Wharf Lane, Ilminster, Somerset TA19 0DT

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

Application Withdrawn.

Chair's initials

**ILMINSTER TOWN COUNCIL
MINUTES**

**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)
Application Refused.

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

Installation of a double classroom modular building on site of recently demolished pratten unit (GR: 335975/114454)
NO OBJECTION.

12/04584/LBC, Lloyds Tsb Bank Plc, 2 - 6 Silver Street, Ilminster, Somerset, TA19 0DL,

Alterations to include replacement of 2 No. glass panels to clear float glazing. (GR 336103/114539)

GRANT CONSENT SUBJECT TO CONDITIONS

The meeting closed at 20:15 hrs

Chair's Signature & Date

ILMINSTER
08 AUG 2013
TOWN COUNCIL



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Website: www.southsomerset.gov.uk
Email: ssdc@southsomerset.gov.uk



Andy Foyne, Spatial Policy Manager

Mrs Joy Norris
Town Clerk
Ilminster Town Council
The Council Offices,
Ilminster,
Somerset,
TA19 0DG

Date: 6th August 2013
Your Ref:
Our Ref: DWPS/118/NJC
Ask For: Nigel Collins
Telephone: (01935) 462591
Email: nigel.collins@southsomerset.gov.uk

Dear Mrs Norris

South Somerset Car Parking Strategy Review

Your members may recall that I wrote to the Town Council in August 2012 inviting comments in relation to the current off-street car park provision in the town. This work formed part of a selective review of the car parking strategy, which included a primary aim to ensure that off-street public parking provision enhances the vitality and viability of our market towns and rural centres.

I am writing to inform you that Full Council adopted the South Somerset Car Parking Strategy Review on Thursday 20th June and the revised strategy can be viewed on the SSDC website <http://www.southsomerset.gov.uk/environment/travel/cars-and-parking/cars-and-parking/> (Please scroll down until you reach "District-wide car parking strategy").

The comments that your council helpfully provided have been used to inform this review and have been summarised in the Town by Town Action Plan on page 17. In respect of Ilminster these actions are shown as:

Key Issues	Action	When	Who
Small surplus, although local concerns that CPE has increased on street parking.	Reassess future off-street parking provision in Ilminster should changes to residents' parking areas be introduced.	As & when residents parking comes forward	Town Council & SSDC

The above action has been designated as a 'low priority' at this stage as this is dependent on residents' parking measures being introduced.

Whilst on-street parking is the responsibility of the County Council, Action PS22 in the adopted Strategy states "The Council will 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". I am therefore enquiring if the Town Council would like this to be actively explored and I would be grateful if you could confirm whether this remains the position. That being the case I would suggest that you write to our Property & Engineering Services Manager, Garry Green, in order that we can move forward as soon as priorities and work programmes permit.

Continued....

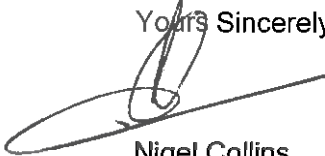
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We also note the Town Council's comments in respect of the then recently introduced Civil Parking Enforcement (CPE). CPE and on-street parking provision, including the revision or introduction of Traffic Regulation Orders (TROs) necessary to control and manage on-street parking is very much a County Council responsibility as the Highway Authority. Should any of these matters still be an issue I would advise you to view the Somerset Parking Services webpage – www.somerset.gov.uk/parking . Under Related Services you will find advice on Traffic Regulation Orders. I would also draw your attention to Policy PS6 (page 21 in the Car Parking Strategy Review), which offers the District Council's engagement with the County Council in the review of TROs as and when the County Council review or at the request of Town & Parish Councils.

Similarly in relation to the enforcement of cars parking on double yellow lines, I would suggest, if this is still an issue, that you contact Somerset Parking Services on 0845 3371000 or somerset@parkingenquiry.co.uk .

Thank you for your assistance in providing information in respect of car parking in your local area.

Yours Sincerely



Nigel Collins
Transport Strategy Officer

CC: Garry Green, Engineering & Property Services Manager, SSDC
Andrew Gillespie, Area Development Manager (West)
The Parking Services Manager, SCC

Town Clerk

From: Town Clerk [town.clerk@ilminster.gov.uk]
Sent: 18 September 2013 10:49
To: 'nigel.collins@southsomerset.gov.uk'
Subject: Car Parking Strategy Review

Thank you for your letter dated 6 August 2013. I shall be taking this to our Planning, Highways and Transport Committee on 29 October, so that they can discuss your enquiry regarding the active exploration of finding additional off-street [parking] spaces.

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149



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