

ILMINSTER TOWN COUNCIL

Council Offices
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Somerset
TA19 0DG



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Town Clerk: Joy Norris

24th September 2013

Dear Councillor

A meeting of the **PLANNING, HIGHWAYS & TRANSPORT COMMITTEE** which you are summoned to attend will be held on **Tuesday 1st 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

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 17th September 2013 as a correct record

4 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)

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)

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)

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)

5 Planning Appeals

None.

6 Planning Decisions made by SSDC

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.

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.

REFUSE CONSENT FOR THE FOLLOWING REASON:

01. The application fails to provide clear and convincing justification for the proposed demolition of the heritage asset, with contradictions between the Heritage Statement and the Design and Access Statement in terms of the historic significance of elements of the building. It fails to adequately inform the proposed alterations and replacement buildings, or to show that the optimum viable use is proposed. The proposed scheme, due to its form, layout, massing and detailing, would be inappropriate and unduly imposing on this historic and sensitive location. The proposal would therefore fail to preserve the character and appearance of the listed buildings or to make a positive improvement to the historic environment, contrary to the aims and objectives of policies EH3 (Change of use and alterations to listed buildings), EH4 (Demolition of listed buildings) and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework March 2012.

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 take the opportunity to enter into pre-application discussions but not in sufficient detail to address all the necessary issues. There is no minor/obvious solution to overcome the significant concerns, and more work needs to be done beyond the scope of this application. The LPA is keen however, to negotiate with the applicant to secure an appropriate scheme for the site.

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 FOR THE FOLLOWING REASON: 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 development hereby permitted shall be carried out in accordance with the
following approved plans:

Drawing No. 50566500 DOC 001 Rev A received 30th July 2013

Drawing No. 50566500 DOC 002 received 28th November 2013

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

ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning Committee held in the Council Chamber, Ilminster on Tuesday 17th September 2013 at 19:30hrs

Present

Chairman: Cllr A Shearman

Councillors: Cllr C Goodall, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr S Storey, Cllr E J Taylor

In Attendance

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

21. Apologies for absence

Apologies for absence were received from Councillors Austin, Keitch, Lawson, Sothern and Vijeh.

22. Declarations of Interest

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr S Shepherd	24	Planning Applications 13/03373/FUL, 13/03374/LBC 13/03169/FUL, 13/03170/LBC	Personal	Related to the applicant

23. Minutes

RESOLVED that the minutes of the meeting held on 20th August 2013 be confirmed as a correct record.

24. Planning Applications

13/02969/ADV, Land at Canal Way, Ilminster, Somerset TA19 9BL

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

Recommend refusal on the grounds that planning permission for the land has not been approved.

If and when planning permission for the land is granted the Town Council would be happy to reconsider the application.

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

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)

No objections. Recommend approval.

13/03169/FUL, 13/03170/LBC 24 East Street, Ilminster Somerset, TA19 0AJ

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

No objections. Recommend approval.

13/03373/FUL, 13/03374/LBC, 24 East Street, Ilminster Somerset TA19 0AJ

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

No objections. Recommend approval.

Chair's Initials

**ILMINSTER TOWN COUNCIL
MINUTES**

13/03381/TPO, The Minster, Silver Street, Ilminster Somerset TA19 0DN

Application to carry out works to 2 No. Irish Yew trees in the South Somerset District Council (Ilminster No.1) Tree Preservation Order 2008. (GR 336027/114578)

Recommend approval Option A.

13/03554/FUL, 26 Love Lane, Ilminster, Somerset, TA19 0AR

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

No objections. Recommend approval.

25. Planning Appeals

None.

26. Planning Decisions made by SSSDC

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

13/02675/FUL, Land adjoining Spring Haven Listercombe Close Ilminster Somerset

Demolition of garages and the erection of a terrace of 4 No. dwelling houses.

(GR336102/113959)

The Application is now Withdrawn.

The meeting closed at 8:05 hrs

Chair's Signature & Date