

Ilminster Town Council

A meeting of the **PLANNING COMMITTEE** is to be held on **Tuesday 6 November 2012 at 7.30pm** in the Council Chamber, Council Offices, North Street, Ilminster to transact the business outlined below.

Joy Norris
Town Clerk

Joy Norris

Date 31.10.12.

Public Question Time

Members of the public are invited to ask questions or raise issues relevant to the work of the Committee. 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 and minutes will not be produced.

PLANNING AGENDA

Preliminary Items

1 Minutes of the Previous Meeting

To confirm the minutes of the Planning Committee meeting held on 9 October 2012.

2 Apologies for Absence

3 Declarations of Interest

Items for discussion

4 Matters Arising from the Minutes

5 Planning Applications

12/03972/COU - Doctors Surgery, 26 North Street, Ilminster TA19 0DF

12/03751/FUL & 12/03753/LBC - 24 East Street Ilminster TA19 0AJ

12/03922/S73 – Oakridge, Townsend, Ilminster TA19 0JA

12/03933/FUL – 29 Ladymeade, Ilminster TA19 0EA

12/03952/FUL – 7 Greenway, Dowlish Ford, Ilminster TA19 0PJ

12/04138/FUL – Ilminster Fire Station, Butts, Ilminster TA19 0AY

12/04063/FUL – 9 Heron Way, Ilminster TA19 0BX

12/04077/LBC – Lloyds TSB Bank Plc, 2-6 Silver Street, Ilminster TA19 0DL

12/04041/TCA – Fell 3 trees – Conservation area GR 335718/114724

6 Planning Appeals

11/04459/FUL – Bright Stone, Love Lane, Ilminster TA19 0AR

7 Planning Decisions

12/02632/ADV – Tesco Store, Shuddrick Lane, Ilminster TA19 0BN

8. Town Clerk's Report & Correspondence

All plans are available to view at South Somerset District's website www.southsomerset.gov.uk or in the Town Council office.

Ilminster Town Council

PLANNING AGENDA

Preliminary Items

1 Minutes of the Previous Meeting

To confirm the minutes of the Planning Committee meeting held on 9 October 2012.

2 Apologies for Absence

3 Declarations of Interest

Items for discussion

4 Matters Arising from the Minutes

5 Planning Applications

12/03972/COU, Doctors Surgery, 26 North Street, Ilminster, Somerset, TA19 0DF

Change of use of ground floor from doctor's surgery (Use Class D1) to residential (Use Class C3). (GR 336082/114691).

12/03751/FUL, 12/03753/LBC, 24 East Street, Ilminster, Somerset, TA19 0AJ

Demolish existing extension, alterations and erection of replacement extension (GR 336229/114532).

12/03922/S73, Oakridge, Townsend, Ilminster, Somerset, TA19 0JA

Application to vary conditions 02 and 11 of application 11/05145/FUL to amend the position of the northern boundary (GR 336742/114544).

12/03933/FUL, 29 Ladymeade, Ilminster, Somerset, TA19 0EA

The erection of single story extension to the front of dwelling house (GR 335763/114408)

12/03952/FUL, 7 Greenway, Dowlish Ford, Ilminster, Somerset, TA19 0PJ

Alterations to rear lean to form conservatory. (GR 335515/113107).

12/04138/FUL, Ilminster Fire Station, Butts, Ilminster, Somerset TA19 0AY

Alterations and erection of two storey extension to existing fire station (GR 336226/114674).

12/04063/FUL, 9 Heron Way, Ilminster, Somerset TA19 0BX

The erection of a single storey side extension to dwelling house. (GR336180/113857)

12/04077/LBC, Lloyds TSB Bank Plc, 2-6 Silver Street, Ilminster, Somerset TA19 0DL

Internal alterations to include the installation of 8 no. green internally illuminated light strips fixed to inside of window head on ground floor. (GR 336103/114539)

12/04041/TCA, Application to fell 3 no. Leylandii trees within a conservation area (GR 335718/114724)

6 Planning Appeals

11/04459/FUL, Bright Stone, Love Lane, Ilminster, Somerset, TA19 0AR

Type of appeal - Written Representation, The erection of a detached dwelling house and alterations to access. (GR336377/114492)

Iminster Town Council

7. Planning Decisions

12/02632/ADV, GRANT CONSENT FOR THE FOLLOWING REASON:

01. The advertisements do not prejudice public safety, are in keeping with the surrounding area and do not adversely affect visual or residential amenity in accordance with the aims and objectives of Saved Policy MS7 of the South Somerset Local Plan (adopted April 2006) and NPPF Chapter 7: Requiring Good Design.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. (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) (England) Regulations 2007

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

Drawing no. AP01 received 29 June 2012

Drawing no. AP06 received 29 June 2012

Drawing no. AP02 received 29 June 2012

Drawing no. AP04 Revision A received 27 July 2012

Drawing no. AP17 received 13 August 2012

Drawing no. AP10 received 27 July 2012

Drawing no. AP14 received 27 July 2012

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

8. Town Clerk's Report & Correspondence

ILMINSTER TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Ilminster on Tuesday, 9 October, 2012 at 7.30 p.m.

Present

Chairman: Cllr S Austin

Councillors: Cllr P Burton, Cllr C Goodall, Cllr A Lawson, D Miller, Cllr J Pallister, Cllr S Sainsbury, Cllr A Shearman, Cllr R Swann, Cllr E J Taylor and Cllr P Whaites

Officers: Mrs M Shelley, Miss N McIntosh

1 Minutes of the previous meetings

It was RESOLVED that the minutes of the Planning Committee held on 11 September 2012 be approved and signed as a correct record.

2 Apologies for absence

Apologies for absence were received from Cllrs Shepherd, Sothern, and Vijeh

3 Declarations of Interest

None

4 Matters Arising

None

5 Planning Applications

12/03693/COU, The Rockery, North Street, Ilminster, Change of use from doctors surgery (Use Class D1) to residential (Use Class C3). (GR336094/114671)

No objections

6. Planning Decisions

a) 12/01946/FUL, 17 The Beacon Ilminster Somerset TA19 9AH Formation of new access and parking (GR 335647/114990)

REFUSE PERMISSION FOR THE FOLLOWING REASON:

01. The proposed creation of an off-street parking area, by reason of the lack of turning area, would result in vehicles either reversing into the site or onto the public highway. Such manoeuvring, by reason of the lack of visibility due to parked cars and the alignment of the road and the speed of traffic, would be detrimental to highways safety. As such the proposal is contrary to saved policy ST5 of the South Somerset Local Plan (2006), saved policy 49 of the Somerset and Exmoor National Park Joint Structure Plan (2000) and the policies contained within the National Planning Policy Framework.

b) 12/02552/FUL, 33 West Street Ilminster Somerset TA19 9AB Part demolition of wall to create off road parking and the installation of gates. (GR 335829/114709)

GRANT PERMISSION FOR THE FOLLOWING REASON:

Additional Information has been received, regarding Excavation and Gradient and Repositioned/Widened Access.

01. The proposal, due to its form, design and materials, would safeguard residential amenity and highway safety, and would preserve the character and appearance of the setting of the listed building and Conservation Area in accordance with the aims and objectives of policies

ILMINSTER TOWN COUNCIL

EH1 (Conservation Areas), EH5 (Setting of listed building), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), policies 9 (Built Historic Environment) and STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

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; location plan received 26 July 2012, site plan - hedge to be removed, site plan - proposed gateway and drive, received 4 July 2012, drawing 1 existing wall and elevation, drawing 2 (Revised) - plans and elevation of proposed gates and drawing 3 with sections received 13 September 2012.

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

03. The development hereby approved shall not be commenced unless full details of the new natural stonework walls and gateposts, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details.

Reason: In the interests of the setting of the listed building and the Conservation Area and in accordance with policies ST6, EH1 and EH5 of the South Somerset Local Plan (Adopted April 2006).

04. No site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or on-site storage of materials shall take place unless an arboricultural method statement has been submitted to and agreed in writing by the Local Planning Authority. It shall include the following details:

Special tree protection measures for the required demolition of structures, groundwork excavations & installation of minimal dig permeable surfacing within the root protection area of the Holm Oak which is the subject of the SSDC (Ilminster No 1) 1998 Tree Preservation Order and;

a requirement for a pre-commencement site meeting to be held at a mutually convenient time between the appointed building contractors, the owners of No 33 West Street, Ilminster and the Council's Tree Officer. The required ground-works operations shall also be scheduled at a mutually convenient time to allow the Council's Tree Officer to directly supervise.

Upon approval by the Local Planning Authority, the agreed tree protection measures shall be implemented in their entirety for the duration of the construction of the development, inclusive of landscaping measures.

Reason: To preserve the health, structure and amenity value of a protected tree in accordance with policy ST6 (The Quality of Development) of the South Somerset Local Plan 2006, those statutory duties as defined within the Town & Country Planning Act, 1990 (as amended)[1] and the Town & Country Planning (Tree Preservation) (England) Regulations 2012.

ILMINSTER TOWN COUNCIL

05. The area allocated for access and parking on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for access or parking of vehicles in connection with the use of 33 West Street.

Reason: In the interests of highway safety and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000, and policy ST5 of the South Somerset Local Plan, 2006.

c) 12/02553/LBC, 33 West Street Ilminster Somerset TA19 9AB Alterations to include part demolition of wall to create off road parking and the installation of gates (GR 335829/114709)
GRANT CONSENT FOR THE FOLLOWING REASON:

01. The proposal, due to its form, design and materials, would preserve the character and appearance of the setting of the listed building in accordance with the aims and objectives of policies EH5 (Setting of listed building), and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006), policies 9 (Built Historic Environment) and STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The works hereby granted consent shall be begun before the expiration of two 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 works hereby permitted shall be carried out in accordance with the following approved plans; location plan received 26 July 2012, site plan - hedge to be removed, site plan - proposed gateway and drive, received 4 July 2012, drawing 1 existing wall and elevation, drawing 2 (Revised) - plans and elevation of proposed gates and drawing 3 with sections received 13 September 2012.

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

03. The works hereby approved shall not be commenced unless full details of the new natural stonework walls and gateposts, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details.

Reason: In the interests of the setting of the listed building and the Conservation Area and in accordance with policies ST6, EH1 and EH5 of the South Somerset Local Plan (Adopted April 2006).

d) 12/02633/FUL, Tesco Store Shudrick Lane Ilminster Somerset TA19 0BN Installation of timber cladding on front elevation and upgrade of 5 No. trolley bays. (GR 336176/114424)
GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of size, scale, materials and design does not adversely affect the residential or visual amenity in accordance with the aims and objectives of saved policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006), saved policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (adopted 2000) and NPPF Chapter 7: Requiring Good Design.

SUBJECT TO THE FOLLOWING CONDITIONS:

ILMINSTER TOWN COUNCIL

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:

Drawing no. AP12 received 29 June 2012

Drawing no. AP07 received 27 July 2012

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and on the plans and no other materials shall be used without the written consent of 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).

e) 12/02790/S73, Land Adjacent To 1, Green Lane, Ilminster, Somerset.

Application to vary condition 07(2) (finished floor levels) of planning permission 10/01377/FUL (GR 335028/115320).

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. In light of the Flood Risk Assessment and the flood risk mitigation measures proposed the proposed variation of the condition is considered acceptable and in accordance with the advice contained within the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITION(S):

01. The development hereby permitted shall be begun before the expiration of three years from the date of the original decision notice (10/01377/FUL dated 21 May 2010).

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, further to policy ST6 of the South Somerset Local Plan 2006

03. The use of the development hereby permitted shall not be commenced until the surfacing materials of the access drive and turning and parking areas have been approved in writing by the Local Planning Authority and such areas properly drained, consolidated and surfaced in accordance with those approved details.

Reason: To safeguard the character and appearance of the area and to accord with policies ST5 and ST6 of the South Somerset Local Plan 2006.

04. Before the development hereby permitted is commenced details of the material and external finish to be used for all windows, doors, boarding and openings shall be approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and to accord with policies ST5 and ST6 of the South Somerset Local Plan 2006.

05. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping,

ILMINSTER TOWN COUNCIL

which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the character and appearance of the area and to accord with policies ST5 and ST6 of the South Somerset Local Plan 2006.

06. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the impact of flooding on the proposed development and future occupants in accordance with Planning Policy Statement 25.

07. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1:100 year critical storm (including climate change allowance) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The proposed soakaways must be designed in accordance with BRE digest 365.

2. Finished floor levels are set no lower than 31.10 m above Ordnance Datum (AOD).

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the impact of flooding on the proposed development and future occupants in accordance with Planning Policy Statement 25.

08. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan (1:200), drawing no.'s 0915.01, 0915.02, 0915.03, 0915.04, 0915.05, 0915.06, 0915.07, 0915.08 and 0915.09 received 8 April 2010.

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

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and to accord with policies ST5 and ST6 of the South Somerset Local Plan 2006.

f) 12/02897/FUL, Knott Oak Townsend Ilminster Somerset TA19 0JA

ILMINSTER TOWN COUNCIL

Demolition of existing No. 3 dwelling houses, the erection of 3 No. replacement dwelling houses, alterations to access and conversion of redundant agricultural barn to dwelling. (GR 337243/114263)

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposal, due to its scale, design, layout, siting, materials and means of access, respects the character and appearance of the area, safeguards the character of the barn and its setting, and causes no demonstrable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies ST3, ST5, ST6, EC8 and EC3 of the South Somerset Local Plan, 2006.

SUBJECT TO THE FOLLOWING CONDITION(S):

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: Location Plan and site plan, Survey drawing no. DET-SO1 Rev A, Proposed houses drawing no. DETC-PP03 received 18 July 2012, Section, Proposed floor plan, Proposed Barn Conversion drawing no. DETC-PP03 Rev A and landscape plan drawing no. DETC-PP04 received 16 August 2012.

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

03. No development hereby approved shall be carried out unless particulars of the following in respect of the replacement houses have been submitted to and approved in writing by the Local Planning Authority:

- a. details of the natural stone, the colour/finish and type of render, details of the clay and slate tiles (including the provision of samples where appropriate) to be used for the external walls, roofs and chimneys;
- b. a sample panel of stonework, to be prepared for inspection on site, to show the final appearance and finish of the stone external walls comprised in the development;
- c. details of the joinery of the windows to show that they would be balanced and details of their material and colour/finish, and
- d. details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods. Once approved, such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority, and thereafter retained and maintained.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

04. No development hereby approved shall be carried out unless particulars of the following in respect of the barn conversion have been submitted to and approved in writing by the Local Planning Authority

- a. details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- b. details of the mortar mix,
- c. a sample panel of new pointing that shall be carried out in the agreed mortar,
- d. the material, colour/finish of the flue
- e. details (including the provision of samples where appropriate) of the natural clay or natural slate roof tiles, and

ILMINSTER TOWN COUNCIL

f. details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods
Once approved, such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority, and thereafter retained and maintained.

Reason: To safeguard the character and appearance of the building and its setting in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

05. The windows comprised in the barn conversion hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: To safeguard the character and appearance of the building and its setting in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The development hereby approved shall not be commenced unless details of the design, materials and external finish for all new doors, windows, boarding and openings in the barn conversion hereby approved have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and its setting in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

07. The development hereby approved shall not be commenced unless details of the roof lights hereby approved in the barn conversion have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and its setting in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

08. All new external walls and alterations and making good to existing walls shall be constructed and carried out in matching natural materials (including the matching of pointing and coursing).

Reason: To safeguard the character and appearance of the building and its setting in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the barn conversion, or other external alteration made without the prior express grant of planning permission.

Reason To safeguard the amenities of the area and the character of the building in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) as defined in Classes A, B, D and E of Part 1, Schedule 2 there shall be no extensions added to the barn conversion or outbuildings erected within its curtilage without the prior express grant of planning permission.

Reason To safeguard the character and appearance of the building and its setting, in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

ILMINSTER TOWN COUNCIL

11. The development hereby permitted shall not be occupied unless nine parking spaces for the dwellings and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times.

Reason: In the interests of highway safety and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000, and policy ST5 of the South Somerset Local Plan, 2006.

12. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of the boundary hedgerows to be retained, together with measures for their protection during the course of the development and additional planting to enhance the boundary planting. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. This shall include details of the new native hedgerow to be planted on the edge of the field opposite and additional native trees and shrubs within the site to enhance biodiversity.

Reason: To safeguard the amenities and character of the area and in accordance with policies EC3 and ST6 of the South Somerset Local Plan (Adopted April 2006).

13. Before the dwellings hereby permitted are occupied a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000, and policies ST5 and ST6 of the South Somerset Local Plan, 2006.

14. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be fully implemented before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan.

15. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 90m either side of the access including land edged blue. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and efficiency and to accord with policy ST5 of the South Somerset Local Plan.

16. The realignment and replacement of the hedgerow shown on drawing no. DETC-PP04 to improve visibility shall be implemented before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with policy ST5 of the South Somerset Local Plan.

ILMINSTER TOWN COUNCIL

17. The development hereby permitted shall not be commenced (including any demolition or site clearance) unless there has been submitted to and approved in writing by the Local Planning Authority, full details of a mitigation plan and method statement in respect of bats and swallows. The works shall be implemented in accordance with the approved details and timing of the mitigation plan and method statement, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

f) 12/02923/FUL, Sweet Surprise 23 Silver Street Ilminster Somerset TA19 0DH

Alterations to include the construction of a covered area in rear courtyard and the re-opening of former door opening. (GR 336023/114518)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposed works will not unduly harm the fabric of the listed building and will preserve the character and appearance of the conservation area. As such, the proposal is in accordance with saved Policies EH1 and EH3 of the South Somerset Local Plan (2006).

SUBJECT TO THE FOLLOWING CONDITION(S):

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 not be carried out otherwise than in complete accordance with the following information and submitted plans numbered; 1915-06A, 1915-07A and 1915-08 received 27 July 2012; and 1915-09B, and 1915-10 received 6 August 2012.

Reason: In the interests of proper planning and for the avoidance of doubt.

h) 12/02924/LBC, Sweet Surprise 23 Silver Street Ilminster Somerset TA19 0DH Alterations to include the construction of a covered area in rear courtyard and the re-opening of former door opening. (GR 336023/114518)

GRANT CONSENT FOR THE FOLLOWING REASON:

01. The proposed works will not unduly harm the fabric of the listed building and will preserve the character and appearance of the conservation area. As such, the proposal is in accordance with saved Policies EH1 and EH3 of the South Somerset Local Plan (2006).

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. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

ILMINSTER TOWN COUNCIL

03. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

04. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following information and submitted plans numbered; 1915-06A, 1915-07A and 1915-08 received 27 July 2012; and 1915-09B, and 1915-10 received 6 August 2012.

Reason: In the interests of proper planning and for the avoidance of doubt.

l) 12/03070/FUL, 19 Higher Beacon Ilminster Somerset TA19 9AJ

Erection of two storey side extension (GR 335820/115032)

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its size, scale and materials, respects and relates to the character of the property and its surroundings and causes no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies STR1 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 6 and 7 of the National Planning Policy Framework.

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 not be carried out otherwise than in complete accordance with the following approved plans: '1:500 Block Plan', '1213.09', '1213.10', '1213.11', '1213.12', '1213.13', '1213.14', '1213.15' and '1213.16', received 31st July 2012.

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

03. The particulars of materials to be used for the external surfaces of the development hereby permitted shall match those listed within the application form and design and access statement, received 31st July 2012.

Reason: In the interests of visual amenity, in accordance with policy STR1 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 of the National Planning Policy Framework.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the west elevation of the extension hereby permitted without the prior express grant of planning permission

Reason: In the interests of residential amenity, in accordance with saved policy ST6 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

ILMINSTER TOWN COUNCIL

g) 12/03079/LBC, Sweet Surprise 23 Silver Street Ilminster Somerset TA19 0DH Alterations to include the re-painting of shop front windows. (GR 336023/114518)

GRANT CONSENT FOR THE FOLLOWING REASON:

01. The proposed works will not unduly harm the fabric of the listed building and will preserve the character and appearance of the conservation area. As such, the proposal is in accordance with saved Policies EH1 and EH3 of the South Somerset Local Plan (2006).

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 areas of repainting shall be restricted to the shop front windows and shall not include the upper floor windows or stall riser.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan 2006.

h) 12/03240/OUT, Haulage Depot Winterhay Lane Ilminster Somerset TA19 9BA Application for a new planning permission to replace extant permission 08/04576/OUT for the erection of 6 No. dwellinghouses. (GR 335343/114994)

In pursuance of powers under the above Acts and Orders the South Somerset District Council gives you notice that:

THE APPLICATION IS NOW WITHDRAWN

The meeting closed at 7:38 pm

.....
Signed

.....
Date

