

Ilminster Town Council

A meeting of the **PLANNING COMMITTEE** is to be held on **Tuesday 11 September 2012 at 7.30pm** in the Council Chamber, Council Offices, North Street, Ilminster to transact the business outline below.



Marilyn Shelley
Deputy Town Clerk

Date

6/9/12

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 28 August 2012.

2 Apologies for Absence

3 Declarations of Interest

Items for discussion

4 Matters Arising from the Minutes

5 Planning Applications

12/02632/ADV, 12/02923/FUL, 12/03079/LBC, 12/03240/OUT

All plans are available to view at South Somerset District website or in the office.

ILMINSTER TOWN COUNCIL

Council Offices
North Street
ILMINSTER
Somerset
TA19 0DG



Tel: 01460 52149
Fax: 01460 55642
e-mail: town.council@ilminster.gov.uk

Town Clerk: **Julia Thorne**

6 September 2012

Dear Councillors:

Presentation regarding Town Guide Apps

At 7 pm prior to the Planning Committee Meeting being held on 11th September 2012, there will be a presentation on Town Guide Apps given by Zoe Harris from South Somerset District Council.

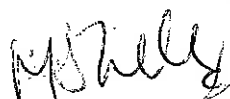
Yours sincerely

A handwritten signature in black ink, appearing to read 'M Shelley'.

Marilyn Shelley
Deputy Town Clerk

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PLANNING AGENDA

Preliminary Items

- 1 **Minutes of the Previous Meeting**
To confirm the minutes of the Planning Committee meeting held on 28 August 2012.
- 2 **Apologies for Absence**
- 3 **Declarations of Interest**

Items for discussion

- 4 **Matters Arising from the Minutes**
- 5 **Planning Applications**
12/02632/ADV, 12/02923/FUL, 12/03079/LBC, 12/03240/OUT

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ILMINSTER TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Ilminster on Tuesday, 28 August, 2012 at 7.30 p.m.

Present

Chairman: Cllr L Vijeh

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

Officers: Mrs M Shelley, Mrs R L Hope

1 Minutes of the previous meetings

It was RESOLVED that the minutes of the Planning Committee held on 10 July 2012 be approved and signed as a correct record.

2 Apologies for absence

Apologies for absence were received from Cllr Lawson

3 Declarations of Interest

Cllr Austin declared an interest in planning application 12/03070/FUL as it is a neighbouring property

Cllr Shearman declared an interest in Item 8 - East Street parking

4 Matters Arising

None

5 Planning Applications

(a) 12/02552/FUL and 12/02553/LBC, Part demolition of wall to create off road parking and the installation of gates. 33 West Street Ilminster TA19 9AB

No objections

(b) 12/02633/FUL, Installation of timber cladding on front elevation and upgrade of 5

No. Trolley bays. Tesco Store Shudrick Lane Ilminster TA19 0BN

No objections

(c) 12/02790/S73, Application to vary condition 07(2) (finished floor levels) of planning permission 10/01377/FUL. Land adjacent to 1 Green Lane Ilminster

No objections

(d) 12/02897/FUL, Demolition of existing 3 No. Dwelling houses, the erection of 3 No.

Replacement dwelling houses and alterations and conversion of redundant agricultural barn to residential. Knott Oak Townsend Ilminster TA19 0JA

No objections subject to Highways approval

(e) 12/03070/FUL, erection of two storey side extension, 19 Higher Beacon, Ilminster

No objections – Cllr Austin declared an Interest

ILMINSTER TOWN COUNCIL

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: In the interests of the visual and residential amenities of the area in accordance with Policy ST6 of the South Somerset Local Plan 2006.

04. Before the development hereby permitted shall be commenced precise details of the external materials of construction, including samples and of the walling, roof and window details, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority. Any samples shall be provided for inspection by an officer of the Authority, who will provide written confirmation as to the acceptability of the sample.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy ST6 of the South Somerset Local Plan 2006.

05. Before any of the development hereby permitted is commenced, details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved levels.

Reason: In the interests of the visual and residential amenities of the area in accordance with Policy ST6 of the South Somerset Local Plan 2006.

06. Before the development hereby approved commences, schemes showing the means of construction of all proposed retaining walls and the means of disposal of surface water drainage for the whole site shall be submitted to and approved by the Local Planning Authority. Such approved systems shall be completed prior to the occupation of any approved dwelling and following their installation be permanently retained and properly maintained thereafter.

Reason: To ensure the satisfactory appearance and construction of the development in accordance with Policy ST6 of the South Somerset Local Plan 2006.

07. No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants) nor works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with Policy EC8 of the adopted South Somerset Local Plan.

(c) **12/01722/FUL**, Demolition of existing building and erection of 2 No dwelling houses, Part of the Old Bakery, Ditton Street, Ilminster

GRANT PERMISSION FOR THE FOLLOWING REASON:

ILMINSTER TOWN COUNCIL

06. No construction deliveries or construction work shall take place outside of the hours of 8am-6pm Monday to Friday, 8am-1pm on Saturdays. No construction deliveries or construction work shall take place on a Sunday or Public/Bank Holidays. Reason: To protect residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

07. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

08. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

09. Implementation of Approved Remediation Scheme

The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the

ILMINSTER TOWN COUNCIL

following approved plans: Site Plan (1:1250), Drawing No.'s 811/206 and 811/205 received 4 May 2012; Drawing No. 811/201A Rev A received 8 May 2012; Drawing No. 811/203 received 16 May 2012; and Drawing No. 811/202 dated February 2012.

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

01. Ilminster Town Council request that during demolition and rebuilding disruption to the public highway should be kept to a minimum due to the siting of the development, on a one-way street. Also deliveries and removal of material should be carried out with due consideration to neighbours

(d) **12/02358/FUL**, demolish rear lean-to and erection of single storey extension, Park View, Long Close, Ilminster

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:

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. 3416/02 received 20 June 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 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) **12/02173/FUL**, the erection of a single storey front entrance porch, 7 The Incline Ilminster

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposal, by reason of its siting, design, scale and materials, will cause no adverse impact to residential or visual amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (2006) and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan (2000).

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.

ILMINSTER TOWN COUNCIL

She noted that SCC had had a process of consultation prior to the enforcement of the restrictions. That the restrictions had been in place for some time but had not been enforced. SSDC were responsible for the car parks in the town.

Following discussion the committee agreed that Cllrs Austin, Swann and Vijeh should convene a meeting with Colin Fletcher and Bev Norman of SCC to review the issues of parking within the town, this should also include Police representation. The conclusions reached at this meeting would be brought back to the committee.

9 Car parking

Cllr Vijeh reported that they had been asked to give an assessment of the Car Parks in the town by SSDC with a closing date of September 14th. It was agreed that Cllr Goodall, Sainsbury and Vijeh should evaluate the car parks and in addition ask the traffic wardens for their comments.

The meeting closed at 8.41pm

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Signed

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Date