

# ILMINSTER TOWN COUNCIL

Council Offices  
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TA19 0DG



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Town Clerk: Joy Norris

10<sup>th</sup> September 2013

Dear Councillor

A meeting of the **PLANNING COMMITTEE** which you are summoned to attend will be held on **Tuesday 17<sup>th</sup> September 2013 at 19:30 hrs.** The meeting will be held in the Council Chamber, Council Offices, North Street, Ilminster.

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

10/9/13  
Date

## PLANNING 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 20<sup>th</sup> August 2013 as a correct record

### **4 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)

**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)

**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)

**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)

**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)

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

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

### **5 Planning Appeals**

None

### **6 Planning Decisions made by SSSC**

**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.

## ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning Committee held in the Council Chamber, Ilminster on Tuesday 20<sup>th</sup> August 2013 at 19:30hrs

### Present

**Chairman:** Cllr A Shearman

**Councillors:** Cllr C Goodall, Cllr V Keitch, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr J Sothern, Cllr S Storey, Cllr R Swann, Cllr E J Taylor

### In Attendance

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

#### 14. Apologies for absence

Apologies for absence were received from Councillors Burton, Lawson, Pallister and Vijeh.

#### 15. Declarations of Interest

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr A Shearman	17	Planning Applications 12/04584/LBC	Personal	Personal

#### 16. Minutes

**RESOLVED** that the minutes of the meeting held on 22nd July 2013 be confirmed as a correct record.

#### 17. Planning Applications

**12/04584/LBC, Lloyds Banking Group 2- 6 Silver Street Ilminster Somerset TA19 0DL**

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

No objections.

**13/01749/FUL, 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)

Recommend everything possible needs to be done to encourage appropriate use of this site. Regrettably the current proposal is unacceptable for the following reasons.

1. Access traverses a busy pedestrian thoroughfare.
2. Vehicular access is very restricted, as it is single car width, with limited visibility. Ingress and egress being over the same land may cause vehicles to reverse onto the busy pedestrian area.
3. To access the site vehicles would need to negotiate between the bus stop and the taxi rank.
4. Insufficient parking for the number of dwellings.

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

The erection of 59 No. dwellings and associated works. (GR 334845/114681)

The Town Council's reference would be that this is retained as employment land or mixed use but given that SSDC are likely to have examined this and found it not to be viable the following comments refer to this specific application.

## ILMINSTER TOWN COUNCIL MINUTES

Recommend refusal.

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.
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 required about responsibilities for shared surface street.
8. It was noted that the noise assessment had not been received and as the proposal includes housing directly opposite industrial units this needs to be addressed.

### 19. **Planning Appeals**

#### **12/03979/OUT, Former Factory at Winterhay Lane Iminster Somerset TA19 9BB**

The erection of a mix of two, three and four bedroom dwellings and new access (Outline).  
(GR335206/115028)

An appeal has been lodged against an application for planning permission (NO. 12/03979/OUT)

### 20. **Planning Decisions made by SSDC**

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

#### **13/01078/FUL, 18 Summerlands Park Drive, Iminster Somerset TA19 9BN**

Creation of new landing window on east elevation and replace lounge window on east elevation with bay window (GR 335614/114610)

Grant Consent subject to the conditions

#### **13/01895/S73A, Land Adjacent To Swan Precinct, Ditton Street, Iminster, Somerset, TA19 0BQ,**

Application to vary condition No. 17 (approved plans) of planning permission 04/02982/FUL

Grant Consent subject to the conditions

#### **13/0198/LBC, Harper Dolman & West Insurance 20 East Street Iminster Somerset TA19 0AJ**

Application to amend hanging sign, paint door red, window frames and fascia cream (GR 336220/114531)

Grant Consent subject to the conditions

#### **13/01951/R3C, Swanmead Community School, Ditton Street, Iminster Somerset TA19 0BL (336162-114181)**

Grant Consent subject to the conditions

#### **13/02164/ADV, 13/02165/LBC, Lloyds Tsb Bank Plc 2 - 6 Silver Street Iminster Somerset TA19 0DL**

Alterations and the display of 2 No. non illuminated built up letters, 2 No. non illuminated projecting signs, 1 No. non illuminated nameplate, 3 No. non illuminated reverse applied vinyls and 1 No. non illuminated letter box signage. (GR 336103/114539)

Grant Consent subject to the conditions

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**13/02330/FUL, 26 Fairfield, Ilminster Somerset TA19 9PE**

The erection of a conservatory on rear elevation. (GR 335361/114784)

Grant Consent subject to the conditions

**13/02442/FUL, 5 Badger Mews, Frog Lane Ilminster Somerset TA19 0AP**

The erection of a single storey rear extension. (GR336292/114489)

Grant Consent subject to the conditions

**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 objections.

The meeting closed at 8:46 hrs

Chair's Signature & Date

