

Ilminster Town Council

A meeting of the **PLANNING COMMITTEE and FINANCE COMMITTEE** is to be held on **Tuesday 28 August 2012 at 7.30pm** in the Council Chamber, Council Offices, North Street, Ilminster to transact the business outline below.

Julia Thorne
Town Clerk

Date

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

- 1 Minutes of the Previous Meeting**
To confirm the minutes of the Planning Committee meeting held on 10 July 2012.
- 2 Apologies for Absence**
- 3 Declarations of Interest**
- 4 Matters Arising from the Minutes**
- 5 Planning Applications**
12/02552/FUL and 12/02553/LBC, 12/02633/FUL, 12/02790/S73, 12/02897/FUL, 12/03070/FUL
All plans are available to view at South Somerset District website or in the office.
- 6 Planning Decisions**
12/01607/FUL, 12/01615/FUL, 12/01722/FUL, 12/02358/FUL, 12/02173/FUL, 12/02298/R3C, 12/02482/FUL
- 7 Planning Appeal**
12/00197/FUL
- 8 East Street parking**
- 9 Car Parking**

Iminster Town Council

FINANCE and POLICY AGENDA

1. Minutes of the Previous Meeting

To confirm the minutes if the Finance and Policy Committee meeting held on 29 May 2012.

2. Apologies for Absence

3. Declarations of Interest

4. Matters Arising from the Minutes

5. Timetable for agreeing 2013 Council Tax

6. Town Clerks report and correspondence

(a) Iminster Carnival Committee request for funding

(b) Iminster bus stop meeting schedule September 10th, 9am

In camera

7. External support for projects

8. Cemetery Wall correspondence

Iminster Town Council

PLANNING AGENDA

1 Minutes of the Previous Meeting

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2 Apologies for Absence

3 Declarations of Interest

4 Matters Arising from the Minutes

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 Iminster TA19 9AB

(b) **12/02633/FUL**, Installation of timber cladding on front elevation and upgrade of 5 No. Trolley bays. Tesco Store Shudrick Lane Iminster TA19 0BN

(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 Iminster

(d) **12/02897/FUL**, Demolition of existing 3 No. Dwelling houses, the erection of 3 No. Replacement dwellinghouses and alterations and conversion of redundant agricultural barn to residential. Knott Oak Townsend Iminster TA19 0JA

(e) **12/03070/FUL**, erection of two storey side extension, 19 Higher Beacon, Iminster
All plans are available to view at South Somerset District website or in the office.

6 Planning Decisions

(a) **12/01607/FUL**, Alteration and the erection of a first floor extension to create one pair of semi detached dwellinghouses and parking.

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposal, by reason of its size, scale and materials, respects the character of the area 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 chapters 6 and 7 of 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 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 plan: 'SSHP2', received 26th April 2012.

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

03. The development hereby permitted shall not be commenced until particulars of materials (including the provision of samples) to be used for the external walls

Iminster Town Council

(b) 12/01615/FUL, Erection of a terrace of 3 No. Dwellinghouses with rooms in roof,
Land adjacent 35A East Street Iminster

GRANT PERMISSION FOR THE FOLLOWING REASON(S):

01. The proposal is for a quality housing development of appropriate density, design and materials, which will result in no loss of residential amenity for occupiers of neighbouring dwellings and will enhance the character and appearance of the conservation area. Furthermore, the town centre location means that onsite parking is not considered necessary. The proposal is therefore in accordance with the aims and objectives of policies ST5, ST6, EH1 and EH5 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: Elevations/Floor Plans/Roof Plan(1:100), Block Plan (1:200) and site location (1:1250) received 23/4/2012; and Block Plan (1:500) and West Elevation (1:100) received 17 May 2012.

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

03. 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: 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.

Ilminster Town Council

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 dwellinghouses, Part of the Old Bakery, Ditton Street, Ilminster

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policy ST5 of the South Somerset Local Plan 2006.

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

03. 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), there shall be no extensions (including dormer windows) to these buildings 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.

04. Before the development hereby permitted is commenced details of the material

Ilminster Town Council

and external finish to be used for all windows, doors, boarding and openings (including meter cupboards) 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, 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. 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

Iminster Town Council

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 effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

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.

10. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

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.

11. An assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 8.

Iminster Town Council

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 9.

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.

12. Before the development hereby approved is occupied, a fully sheltered lockable cycle parking facility shall be provided within the site in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme following its installation shall thereafter be permanently retained and maintained.

Reason: There is no parking included in the application proposal, secure cycle parking will provide future occupiers with an alternative means of transport in accordance with Policy ST5 of the South Somerset Local Plan 2006.

13. The development hereby permitted shall be carried out in accordance with the 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. Iminster 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, Iminster

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

Iminster Town Council

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 Iminster

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.

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:

Dwg no. S/2321/2.4 received 1st June 2012

Dwg no. S/2321/301 received 1st June 2012

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy ST6 of the South Somerset Local Plan (2006).

- (f) **12/02298/R3C** see attached decision

- (g) **12/02482/FUL** the upgrading of existing antennae, addition of 1 No. 300mm dish, the addition of 1 No. 600mm dish, the upgrading of 2 No. Existing cabinets and the addition of 1 No. Further cabinet together with associated ancillary works.

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal is considered not to have a detrimental impact upon visual amenity or landscape character and is therefore considered acceptable and in accordance with Policies ST5, ST6, EC3 and EU8 of the South Somerset Local Plan (2006) and guidance within the NPPF.

SUBJECT TO THE FOLLOWING CONDITIONS:

Iminster 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.'s 01 Rev A, 02 Rev C, 03 Rev C and 04 Rev A received 25 June 2012.

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

7 Planning appeal 12/00197/FUL

See attached decision

8 East Street parking

See attached emails and letters

9 Car Parking

Dear Ms Thorne

Assessment of Public Car Parks in South Somerset

I am currently assessing public car parks in South Somerset in terms of the appropriate capacity to meet existing and future demand. This work forms part of a selective review of the car parking strategy and a primary aim is to ensure that public parking provision enhances the vitality and viability of our market towns and rural centres. This selective review is confined to public car parks controlled by SSDC and those controlled by other organisations where they are significant to Town Centres.

I am able to assess current demand for public off-street car parking from the information recorded on our Pay & Display machines. From this it is possible to project the likely demand over the next 5 years to 2017 using traffic and housing growth projections and then endeavour to match capacity to meet that demand.

However I would very much value the Town council's input, especially in light of the local in depth knowledge in respect of specific sites. Please note that this is not intended to be in anyway onerous on the part of the Town Council, it is merely an opportunity to comment at an early stage on the review. An example of the type of 'on-the-ground' information could be any impacts on off-street car parking provision that may have arisen from the recent introduction of Civil Parking Enforcement (CPE). Whilst CPE is very much within Somerset County Council's control (as the Highway Authority), we will need to account for any impact that it has on our public car parks.

If possible I would appreciate your observations by Friday 14th September. This is to allow for any survey work to be undertaken on dates when there is less likely to be a

Iminster Town Council

distortion from the norm, the analysis of that work and to meet the Council's agreed deadline of December 2012 for the completion of the review.

It would also be helpful if you could provide any evidence that backs up your comments. This could be any survey work that either you or others have recently undertaken, or information relating to particular days of the week or times of the day that may have an impact on car parking demand in your locality. Similarly please indicate if you are aware of any changes likely to come forward during the next 5 years that you feel would have an effect on car parking in your area.

The outcome of your responses will help inform the Council of where to focus our attentions including further survey work and I will be in touch with you in due course on the progress of the review and seek further input from you and your positive engagement in this process.

I look forward to hearing from you by 14th September and in the meantime thank you in anticipation.

Yours Sincerely
Nigel Collins
Transport Strategy Officer

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 - (b) Iminster bus stop meeting schedule September 10th, 9am

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- (c) **External support for projects**
- (d) **Cemetery Wall correspondence**
Confidential letter attached.