ILMINSTER TOWN COUNCIL

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** was held on **Tuesday 16th June 2015** in the Council Chamber, Council Offices, North Street, Ilminster, starting at **19:30 hrs.**

Present:
Chairman: Cllr A Shearman
Councillors: Cllr P Burton, Cllr R Drayton, Cllr J Fagan, Cllr J Fowler, Cllr C Goodall, Cllr V Keitch, Cllr D Kinder, Cllr S Shepherd, Cllr S Storey, Cllr R Swann and Cllr T Walker

Officers In Attendance: Miss N McIntosh Administration Officer (Information), Miss J Norris (Town Clerk)

Members of the Public: 1 members of the public attended the meeting, but did not wish to speak.

At the start of the meeting a sheet was circulated to Councillors giving comments made by Planning Officers and other consultees on the applications.

1 **Apologies for absence**
Apologies for absence were received from Councillors Albin, Neave and Sothern

2. **Declarations of Interest**
The following declarations of interest were made and are given in the table below regarding items on the agenda.

Name	Agenda Item	Minute No	Nature of Interest	Type of Interest	Action
Cllr Walker	5b, 15/02292/FUL	5b	Knows architect	Personal	Spoke and voted
	5d, 15/01675/FUL	5d	Knows owner	Personal	Spoke and voted
Cllr Goodall	5a, 15/02267/LBC	5a	Knows applicant	Personal	Spoke and voted
	5c, 15/01346/FUL	5c	Knows applicant	Personal	
Cllr Fowler	5c, 15/01346/FUL	5c	Knows the architectural consultant	Personal	Spoke and voted
Cllr Drayton	5d, 15/01675/FUL	5d	Knows owner	Personal	Spoke and voted

Chair's Initials

3. **Minutes**

RESOLVED that the minutes of the meeting held on 28th April 2015 be confirmed as a correct record.

4. **Police Report**

No Police Officers attended the meeting.

5. **Planning Applications**

a) **15/02267/LBC, Chantry, 3 Court Barton, Ilminster, Somerset, TA19 0DU**

Alterations to wall to include rebuilding of wall. (GR 335991/114603)

Issues discussed during consideration of the item included:

- Materials to be used for reconstruction

RECOMMEND approval

b) **15/02292/FUL, 77 Lower Meadow, Ilminster, Somerset, TA19 9DR**

Erection of conservatory to front of ground floor flat (GR 335430/114659)

No Issues discussed during consideration of the item.

RECOMMEND approval

c) **15/01346/FUL, Wilmik Engineering, 6A New Road, Ilminster, Somerset, TA19 9AE**

Demolition of existing single story workshop and the erection of a pair of 2 bedroom semi-detached dwellings with parking (GR 335822/114777)

Issues discussed during consideration of the item included:

- Loss of employment land
- Construction vehicles and access

RECOMMEND approval subject to Planning Officers comments being noted.

d) **15/01675/FUL The Granary, 6 Fortnum Place, Ilminster, Somerset, TA19 0HT**

Installation of 1 No. velux window to north elevation. (GR 336728/114480)

No issues discussed during consideration of the item.

RECOMMEND approval

e) **15/01539/FUL 19 Butts Castle, Butts, Ilminster, Somerset, TA19 0AY**

Demolition of existing first floor extension and erection of first floor extension. (GR 336306/114660)

No issues discussed during consideration of the item.

RECOMMEND approval

f) **15/02134/FUL, 15/02135/LBC 54 East Street, Ilminster, Somerset, TA19 0AW**

Demolition of existing outbuilding, subdivision of existing 3 bedroom dwelling house and erection of two storey extension to create 2 No. dwelling houses (GR 336421/114559)

Issues discussed during consideration of the item included:

- Access

RECOMMEND approval

Chair's Initials

6. **Planning Appeals**
15/00419/FUL, 50 Herne Rise, Ilminster, Somerset, TA19 0HJ
The erection of a two storey rear extension to dwelling house. (GR 335750/113973)
It was reported to committee that an appeal had been logged for the above application.

7. **Planning Decisions made by SSDC**
The following decisions made by South Somerset District Council were reported for information.

a) **14/01680/FUL, Gooch & Housego Ltd, Cornhill Market Place, East Street, Ilminster, 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 (Revised Application). (GR 336149/114593)
Permission granted, subject to conditions

b) **14/02801/DPO The Chantry, 3 Court Barton, Ilminster, Somerset, TA19 0DU,**
Application to modify Section 106 agreement dated 21st December 2009 between the owners of The Chantry, 3 Court Barton, Ilminster and South Somerset District Council, to allow subsequent owners to let annexe (GR 335991/114603)
THAT PLANNING OBLIGATION SPECIFIED ABOVE CAN BE MODIFIED

c) **14/05684/ADV, Bank Buildings, East Street, Ilminster, Somerset, TA19 0AJ,**
Display of 1 No. non illuminated fascia sign and 1No. non illuminated hanging sign (GR 336178/114555)
Permission granted, subject to conditions

d) **15/01425/FUL, 15/01426/LBC The Methodist Church, West Street, Ilminster, TA19 9AB,**
Alterations and conversion into 12 No. self-contained residential units for adults with learning difficulties and wardens accommodation (Revised Application). (GR 335770/114719)
Permission refused.

NB: Councillor Storey declared a personal interest whilst planning decisions 7d) 15/01425/FUL, 15/01426/LBC were being discussed.

e) **15/00576/LBC National Westminster Bank, 10 East Street, Ilminster, Somerset, TA19 0AJ,** External alterations to include the display of various signage. (GR 336180/114531)
Permission granted, subject to conditions

f) **15/00670/ADV National Westminster Bank, 10 East Street, Ilminster, Somerset, TA19 0AJ**
The display of 1 No. internally illuminated fascia sign, 1 No. internally illuminated projecting sign and 1 No. non illuminated ATM surround. (GR 336180/114531)
Application withdrawn

g) **15/00719/LBC 47 High Street, Ilminster, Somerset, TA19 9AP**
Internal and external alterations to include replacement of lead flashing, demolition of outside toilet, replacement of single storey roof, removal of paint from front elevation, installation of roof light, replacement of rear windows, replacement of internal doors and skirting boards. (GR 335969/114696)
Permission granted, subject to conditions

Chair's Initials

h) **15/00720/LBC 47 High Street, Ilminster, Somerset, TA19 9AP**
Internal alterations to include alterations to loft hatch and installation of loft ladder (Part Implemented). (GR 335969/114696)
Permission granted, subject to conditions

i) **15/00721/LBC 47 High Street, Ilminster, Somerset, TA19 9AP**
Replacement of front door (Implemented). (GR 335969/114696)
Permission granted, subject to conditions

j) **15/00722/LBC 47 High Street, Ilminster, Somerset, TA19 9AP**
The carrying out of internal and external alterations to include replacement windows on front elevation, rendering of fireplace, brick and timber walls to be lime rendered, timbers above the stairs to be lathe and plastered, skirting boards from inside the fireplace to be removed and walls to be lime plastered in living room. (GR 335969/114696)
Permission granted, subject to conditions

k) **15/01201/FUL 39 The Cross, Ilminster, Somerset, TA19 0EH**
The erection of a 1 No. dwelling house. (GR 336133/114104)
Application withdrawn

l) **15/01209/FUL Rose Mill Farm, Station Road, Ilminster, Somerset, TA19 9PS**
The carrying out of alterations to barns to include change of use of Barn A from agricultural to 1 No. dwelling and partial demolition of Barn B and change of use to garage and store. (GR 334382/115090) Amended Red Line and B Certificate received
Permission Granted, subject to conditions

m) **15/01331/FUL 7 New Road, Ilminster, Somerset, TA19 9AE**
Alterations to include the demolition of conservatory and the erection of a single storey garden room to rear elevation. (GR 335731/114812)
Permission granted, subject to conditions

n) **15/01479/FUL Building Plot At Oakridge, Townsend, Ilminster, Somerset**
The erection of detached dwelling house with parking (revised application). (GR 336742/114544)
Permission granted, subject to conditions

o) **15/01602/FUL, Land Rear Of, The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR**
The erection of 2 No. detached dwelling houses with garages and parking (revised scheme to 07/05444/FUL). (GR 335570/114687)
Permission granted, subject to conditions

p) **15/01680/S73, Land South Of, Southfields Roundabout, Horton, Ilminster, Somerset,**
Application to vary condition No. 04 (approved plans) to planning permission 14/03652/FUL to reposition access. (GR 334269/115170)
Application Permitted

q) **15/01936/FUL 55 Ditton Street, Ilminster, Somerset, TA19 0BW**
Replacement of double car port with single detached garage. (GR 336046/114183)
Permission granted, subject to conditions

8. **Parking Issues in Ilminster**
The Clerk informed the committee that additional, specific items need to be considered by the committee, so therefore reported the item will be deferred until the next meeting to be held on 7th July 2015.

Chair's Initials

9. **Street Naming and Numbering 'New commercial development at Southfields Roundabout, Ilminster**

The Chair reported to committee that a request had been made for the Committee's views for the suggested road name 'Southfields Crescent' for the one-way access road off A303 (to the junction with Station Road).

The committee made a proposal that the suggested road name be 'Jordans View' or another name other than 'view' e.g. 'Jordans.....'

Which is reported to comply with the South Somerset District Council's Street Naming and Numbering Policy 2012 Appendix D: Street Naming Conventions paragraph number 1, as the name has 'historical significance for the area'

The meeting closed at 20:20 hrs.

Chair's Signature and Date