

## ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning, Highways & Transport Committee held in the Council Chamber, Ilminster on Tuesday 29<sup>th</sup> October 2013 at 19:30hrs

### Present

**Chairman:** Cllr A Shearman,

### Councillors:

**In Attendance:** Cllr P Burton, Cllr C Goodall, Cllr V Keitch, Cllr V Higgins, Cllr A Lawson, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr J Sothern, Cllr S Storey, Cllr R Swann, Cllr E Taylor and Cllr L Vijeh

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

**Members of the Public:** One member of the public attended the meeting.

### 33. Apologies for absence

No apologies of absence were received.

### 34. Declarations of Interest

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest	Action
Cllr V Higgins	36 c)	4a) Planning Application 13/03880/FUL	Personal	Not stated	Did not speak or vote

### 35. Minutes

**RESOLVED** that the minutes of the meeting held on 1<sup>st</sup> October 2013 be confirmed as a correct record.

### 36. Planning Applications

**(a) Summervale Medical Centre Wharf Lane, Ilminster, Somerset TA19 0DT 13/03862/OUT**  
The erection of 8 No. dwellings (Revised Application). (GR 335927/114415)

Amended Application form received 22.10.13 to seek approval of layout and access.

Recommend approval, subject to South Somerset District Council being satisfied that the issues highlighted by the Town Council previously are now resolved satisfactory; still of particular concern are:

- Road Safety Issues, particularly the close proximity to the First School
- Concerns of drainage/watercourses, the submitted planning application form does not coincide with the comments made by Wessex Water; and the development is close to a culvert of the Shudrick Stream

Town Council's previous comments made on 17/04/13:

1. Over development
2. Design over powering
3. Concern of drainage
4. Loss of amenities
5. Impact on Listed Buildings

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**(b) Greenfylde C of E First School, Silver Street, Ilminster Somerset TA19 0DS  
13/03864/R3C**

Retention of modular building for use as a Children's Centre following expiry of previous permission 06/04688/R3C (GR: 335983 - 114367)

Recommend approval.

**(c) Land At Green Lane, Ilminster Somerset, 13/03880/FUL**

The erection of 1 No. dwellinghouse (Revisions to 07/01085/FUL to include window, porch alterations and installation of solar PV array). (GR 334984/115325)

Recommend approval.

**(d) 22 East Street, Ilminster, Somerset, TA19 0AJ, 13/04142/TCA**

Application to fell 6 No. Leylandii trees within a conservation area (GR 336218/114538)

Recommend approval.

**37. Planning Appeals**

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

**(a) Former Factory, Winterhay Lane, Ilminster, Somerset, TA19 9BB, 12/03979/OUT,**

The erection of a mix of two, three and four bedroom dwellings and new access (Outline). (GR 335206/115028)

Appeal withdrawn.

**(b) 19 The Cross, Orchard Vale, Ilminster, Somerset, TA19 0EH, 12/04640/FUL**

Alterations and the conversion of 1 No. dwelling house into 2 No. dwelling houses (GR 336075/114134)

The appeal is dismissed. Main Issue - The effect of the proposed development on highway safety, with regard to parking provision.

**38. Planning Decisions made by SSDC**

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

**(a) Gooch & Housego Ltd Cornhill Market Place, East Street, TA19 0AH, 13/01749/FUL**

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)

Application Withdrawn.

**(b) Land At Canal Way, Ilminster, Somerset, TA19 9BL, 13/02969/ADV**

The display of 1 No. non illuminated free standing sign. (GR 334845/114681)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(b) 25, 26 & 27 Knott Oak, Townsend, Ilminster, TA19 0JA, 13/02979/FUL**

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)

GRANT PERMISSION, SUBJECT TO CONDITIONS.



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**(d) 24 East Street, Ilminster, Somerset TA19 0AJ, 13/03169/FUL**

Removal of existing single roof window and formation of 2 No. dormer windows to south (rear) elevation (GR 336225/114538)

GRANT PERMISSION, SUBJECT TO CONDITIONS.

**(e) 24 East Street, Ilminster, Somerset, TA19 0AJ, 13/03170/LBC**

Removal of existing single roof window and formation of 2 No. dormer windows to south (rear) elevation (GR 336225/114538)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(f) 24 East Street, Ilminster, Somerset TA19 0AJ, 13/03373/FUL**

Demolish existing extension, alterations and erection of replacement extension (part implemented) (revised application) (GR 336229/114532)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(g) 24 East Street, Ilminster, Somerset TA19 0AJ, 13/03374/LBC**

Demolish existing extension, alterations and erection of replacement extension (part implemented) (revised application) (GR 336229/114532)

GRANT CONSENT, SUBJECT TO CONDITIONS.

**(h) The Minster, Silver Street, Ilminster, Somerset, TA19 0DN, 13/03381/TPO**

Application to carry out works to 4 x Irish Yew trees as per amended specification in the South Somerset District Council (Ilminster No.1) Tree Preservation Order 2008. (GR 336027/114578)

GRANT CONSENT.

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

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

GRANT PERMISSION, SUBJECT TO CONDITIONS.

**(j) 15 Station Road, Ilminster Somerset, 13/03590/COL**

Application for a Lawful Development Certificate for the existing use of 15 Station Road as bed and breakfast guest house (GR 335670/114741)

Application Refused.

**39. South Somerset Car Parking Strategy Review**

The Council considered whether South Somerset District Council should be requested to actively explore and act in a supporting role with Town and Parish Councils in finding additional off-street spaces where there are proven resident parking problems leading to congestion and environmental issues.

The Council are aware there is a requirement for additional parking, and would be happy to be involved in this exercised.

Town Council are to seek clarity of what supporting role South Somerset District Council would offer.

Recommend approval.

Cllr Vijeh arrived at 20:02 pm

The meeting closed at 20:03 hrs

Chair's Signature & Date

26/11/13