

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: Joy Norris

Date: Tuesday 13th May 2014

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** will take place on **Tuesday 20th May 2014** in the Council Chamber, Council Offices, North Street, Ilminster starting at **19:30 hrs**.

The public are welcome to attend this meeting. 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 Town 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.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any application. Any decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

The Agenda for the meeting is given below. All plans are available to view at South Somerset District's website www.southsomerset.gov.uk or in the Town Council office.

Joy Norris
Town Clerk

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 **15th April 2014** as a correct record

4 Planning Applications

- a) **34 Herne Rise, Ilminster, Somerset, TA19 0HJ, 14/00900/FUL**
Part demolition of garage and the erection of a two storey and single storey rear extension (GR 335805/113996)
Additional information received - Amended Plans
Deduction in First Floor Extension, Removal of Balcony and Screen Wall
- b) **Winterhay Farm, Winterhay Lane, Ilminster, Somerset, TA19 9PJ, 14/01611/FUL**
Erection of farm building to house cattle and animal fodder, with associated concrete yards (GR 335380/115724)
- c) **Gooch & House Go Ltd, Cornhill Market Place, East Street, Ilminster, TA19 0AH, 14/01680/FUL, 14/01681/LBC**
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)
- d) **20 Love Lane, Ilminster, Somerset TA19 0AR, 14/01861/FUL**
The carrying out of engineering works for the construction of off road parking. (GR 336455/114502)
- e) **7 Canal Way, Ilminster Somerset, TA19 9DS, 14/01863/FUL**
Replacement of conservatory with sun lounge extension and the erection of a single storey side extension. (GR 335338/114584)

5 Decisions made by SSSC

The following decisions have been made by South Somerset District Council and are reported for information.

For more details, please see South Somerset District Council Website:

<http://www.southsomerset.gov.uk/planningsearch>

- a) **Haymans, 11 Silver Street, Ilminster, Somerset, TA19 0DH, 14/00624/ADV**
Display of hanging sign from existing wall bracket (GR 336098/114507)
PERMISSION GRANTED, Subject to conditions
- b) **31 Station Road, Ilminster, Somerset, TA19 9BE, 14/00706/FUL**
Change of use from commercial use to a residential dwelling, internal and external alterations to include demolishing existing extension and erection of replacement single storey kitchen extension. (GR 335505/114769)
PERMISSION GRANTED, Subject to Conditions
- c) **31 Station Road, Ilminster, Somerset, TA19 9BE, 14/00707/LBC**
Change of use from commercial use to a residential dwelling, internal and external alterations to include demolishing existing extension and erection of replacement single storey kitchen extension. (GR 335505/114769)
PERMISSION GRANTED, Subject to Conditions
- d) **Yarn Barton, Sea, Ilminster, Somerset, TA19 0SB, 14/01035/FUL**
Alterations and the erection of a single story side and rear extension to dwelling house. (GR 335019/113025)
PERMISSION GRANTED, Subject to Conditions

- e) **Land Off, Brewery Lane, Ilminster, Somerset, TA19 0ED, 14/01257/TPO**
Application to carry out tree works to 1 No. Lime tree within the Yeovil District Council (ILMI 2) Tree Preservation Order 1985. (GR 335838/114640)
PERMISSION GRANTED, Subject to Conditions
- f) **104A Blackdown View, Ilminster, Somerset, TA19 0BE, 14/01331/PDE**
Proposed rear extension (i) the projection of the extension beyond the rear wall is 6 metres (ii) the maximum height of the extension is 2.35 metres (iii) the height of the eaves of the extension is 2.30 metres (GR 336392/114698)
Notification of Proposed Larger Home Extension. Permission not required.
- g) **Bristol House, 17 Court Barton, Ilminster, Somerset, TA19 0DU, 14/01396/FUL**
Alterations and conversion of maisonette to form 2 No. flats (GR 335961/114677)
PERMISSION GRANTED, Subject to Conditions
- h) **Land At, Canal Way, Ilminster, Somerset, TA19 9BL, 13/04691/FUL**
The siting of a marketing suite and associated works (Retrospective Application). (GR 334845/114681)
Application Withdrawn
- i) **95 Herne Rise, Ilminster, Somerset, TA19 0HH, 14/01694/PDE**
Proposed conservatory (i) the projection of the extension beyond the rear wall of the existing dwelling is 4.0m (ii) the maximum height of the proposed extension is 3.172m (iii) the height of the eaves of the proposed extension is 2.1m. (GR 335847/113863)
Notification of Proposed Larger Home Extension. Permission not required.

6. Planning Observations

12A Silver Street, Ilminster, Somerset, TA19 0DJ, 14/01905/TCA

Application to carry out works to 1 No. Ash tree within a conservation area (GR 336088/114515)

Primrose Lodge, Brewery Lane, Ilminster, Somerset, TA19 9AD, 14/02029/TPO

Application to carry out works to 1 No. Holm Oak tree within South Somerset District Council Tree Preservation Order (Ilminster No 1) 1988 (GR 335818/114662)