

ILMINSTER TOWN COUNCIL

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** was held on **Tuesday 28th April 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 V Higgins, Cllr V Keitch, Cllr A Lawson, Cllr D Miller, Cllr J Pallister, Cllr S Shepherd, Cllr S Storey, Cllr R Swann and E J Taylor

Officers In Attendance: Miss N McIntosh (Administration Officer (information)), Miss J Norris (Town Clerk, Mrs S White (Deputy Town Clerk)

Members of the Public: 5 members of the public attended the meeting, of whom 2 wished to speak.

Speaker 1 The developer for planning application 15/01602/FUL, Land Rear Of The Shrubbery Hotel, Ilminster, wished to report on the proposal to be considered and requested for the Committees support. Speaker 1 informed the Committee that only quality materials will be used in the development and support has been received from both neighbours and Somerset County Council Highways who are satisfied with the proposed new access to the development, through lower meadow.

Speaker 2 the Agent for planning application 15/01209/FUL, Rose Mill Farm, Station Road, Ilminster, reported that he believes the applications principals are acceptable, the proposal is in a sustainable location, with flood risk not being a constraint on the development, informing that the buildings to be housing accommodation are not in the flood zone areas, notifying the Committee that the proposal Incorporates flood resilience. The agent informed the Committee the applicants are still awaiting the views of Somerset County Council Highways & the Planning Officer regarding access to site building.

164 Apologies for absence

Apologies for absence were received from Councillors Goodall, Neave and Sothern.

Chair's Initials

165. 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 Storey	5D 15/01602/FUL	168D	Winterhay Lane	Personal	Spoke and voted Spoke and voted Left the room whilst the item was being discussed
	5F 15/01426/LBC 15/01425/FUL	168F	Friend of Planning Officer Linda Hayden	Personal	
	5H,15/01553/LBC	168H	Works at the premises	Prejudicial	
Cllr Taylor	5H 15/01553/LBC	168H	Works at the premises	Prejudicial	Left the room whilst the item was being discussed
Cllr Shepherd	5D 15/01602/FUL	168D	Lives near proposal Shrubbery	Personal	
Cllr Burton	5F 15/01426/LBC 15/01425/FUL	168F	Knows the architect	Personal	
Cllr Shearman	5F 15/01426/LBC 15/01425/FUL	168F	Knows the architect	Personal	

166. Minutes

RESOLVED that the minutes of the meeting held on 7th April 2015 be confirmed as a correct record.

167. Police Report

No Police Officers attended the meeting, a police report was submitted at the Council meeting held on Tuesday 14th April 2015.

168. Planning Applications**a) 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, expose timbers and brick wall and use of British Gypsum plaster (Implemented). (GR 335969/114696)

Issues discussed during consideration of the item included:

- Conservation Officer comments - Satisfied with application.

Chair's Initials

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RECOMMEND approval

b) 15/01201/FUL, 39 The Cross, Ilminster, Somerset, TA19 0EH

The erection of a 1 No. dwelling house. (GR 336133/114104)

No Issues were discussed during consideration of the item.

RECOMMEND approval

c) 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)

Issues discussed during consideration of the item included:

- The Health and Safety Executive's comments re: Hazard to major pipeline
- Disabled access to property re: raising of the floor level
- Conservation Officers comments regarding the height of a wall
- Right of way comments – Proposal encroaching on designated public footpath
- Impact on users/Safety of users

NB: The Committee went out of session at 20:05 hrs. for the Committee to question the Agent regarding the proposal and resumed at 20:15 hrs.

RECOMMEND approval subject to the Committee's comments above added in support of the application

d) 15/01602/FUL, Land Rear Of The Shrubbery Hotel, Station Road, Ilminster, Somerset, TA19 9AR

The erection of 2 No. detached dwelling houses with garages and parking (revised scheme to 07/05444/FUL). (GR 335570/114687)

Issues discussed during consideration of the item included:

- Difference in location from the previous application
- Possibility of proposal overlooking adjacent properties
- Neighbours objections regarding construction, access and traffic impact

NB: The Committee went out of session at 20:20 hrs for the Committee to ask the developer questions regarding the proposal and resumed at 20:25 hrs.

RECOMMEND approval

e) 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:

- Highways Authorities view regarding access to site
- Loss of Employment land
- Change of use
- Concerns over contamination – Engineering land to housing
- Traffic flow

RECOMMEND approval with comments above to be noted.

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- f) **15/01426/LBC, 15/01425/FUL, The Methodist Church, West Street, Ilminster, Somerset, 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)
No Issues were discussed during consideration of the item

NB: Councillor Storey left the meeting at 20:40 hrs.

RECOMMEND approval.

NB: The Committee went out of sessions at 20:45 hrs to get clarity on the windows of the above proposal and resumed at 20:50 hrs.

- g) **15/01479/FUL, Oakridge Townsend, Ilminster, Somerset, TA19 0JA**
The erection of detached dwelling house with parking (revised application). (GR 336742/114544)
Issues discussed during consideration of the item included:
- Background - Previous application

RECOMMEND approval

- h) **15/01553/LBC, The Dyers Building, 21 Silver Street, Ilminster, Somerset, TA11 0DH**
Installation of half glazed timber dividing screens, reinstatement of a former door opening and the provision of disabled toilet facilities to the ground floor (GR 336035/114524)

NB: Councillor Taylor left the meeting at 20:55 hrs.

No Issues discussed during consideration of the item.

RECOMMEND approval subject to English Heritage approval.

169. Planning Decisions made by SSDC

The following decisions made by South Somerset District Council were reported for information.

- a) **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
- b) **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
- c) **15/00419/FUL 50 Herne Rise, Ilminster, Somerset, TA19 0HJ**
The erection of a two storey rear extension to dwelling house. (GR 335750/113973)
Permission refused

Chair's Initials

- d) **15/00754/FUL Orchard Rise, Winterhay Lane, Ilminster, Somerset, TA19 9PL**
Alterations to include the erection of a first floor side extension, first floor front extension, conversion of existing garage into living accommodation and the erection of a detached single garage. (GR 335491/115183)
Permission Granted, subject to conditions
- e) **14/05684/ADV, Old 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

The meeting closed at 21:00 hrs.

Chair's Signature and Date

DRAFT