

ILMINSTER TOWN COUNCIL

Council Offices
North Street
ILMINSTER
Somerset
TA19 0DG



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Town Clerk: Joy Norris

A meeting of the **PLANNING, HIGHWAYS & TRANSPORTATION COMMITTEE** will take place on **Tuesday 17th June 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 Council. 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.

Public participation is not part of the formal meeting of the Council however a note will be made of matters raised and recorded at the start of the minutes of the meeting.

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

Date: 10th June 2014

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 **20th May 2014** as a correct record

4 Planning Applications

a) **18 The Beacon, Ilminster, Somerset TA19 9AH, 14/02069/FUL**

Demolish existing dwelling and erection of replacement dwelling house (GR 335751/115151)

b) **Land at Canal Way, Ilminster Somerset, 14/02096/S73A**

Application to vary condition No. 02 (approved plans) of planning permission 13/04760/FUL to amend boundary treatments throughout development. (GR 334845/114681)

c) **Springfield Bungalow, Winterhay Lane, Ilminster, Somerset, 14/02203/FUL**

Conversion of roof space into habitable rooms and the installation of 2 No. rooflights to the north elevation. (GR 335343/114898)

d) **Royal Oak, The Cross, Ditton Street, Ilminster, Somerset TA19 0EH,14/02451/FUL**

Change of use and conversion of existitng barn into 1 No. dwelling. (GR 336090/114152)

5 Planning Decisions made by SSDC

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) **2 Carnival Close, Ilminster, Somerset TA19 9DG, 14/01577/FUL**

Erection of a conservatory (GR 335225/114763)

GRANT PERMISSION, Subject to Conditions

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)

GRANT PERMISSION, Subject to conditions

6 Planning Observations

Land off Brewery Lane, Ilminster, Somerset TA19 0ED

Application to carry out works to 1 No. Hornbeam (number 5 on attached plan) and 1 No. Yew tree (number 11 on attached plan) within Yeovil District Council Tree Preservation Order (Ilminster No 2) 1985 (GR 335838/114640)

ILMINSTER TOWN COUNCIL

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

Present

Chairman: Cllr A Shearman

Councillors: P Burton, C Goodall, V Higgins, V Keitch, D Miller, J Pallister, S Shepherd, S Storey, and R Swann

Officers In Attendance: Miss J Norris (Town Clerk)

Members of the Public: No members of the public attended the meeting

77 Apologies for absence

Apologies for absence were received from Councillors Sothern and Taylor.

78 Declarations of Interest

No declarations of interest were made at this stage of the meeting.

79 Minutes

RESOLVED that the minutes of the meeting held on **15th April 2014** be confirmed as a correct record

80 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

Reduction in First Floor Extension, Removal of Balcony and Screen Wall

Issues discussed during consideration of this application included:

- Proximity to neighbouring property

Recommend Refusal on grounds of intrusion to the neighbouring property and loss of light
NB Councillor Storey declared an interest in this application whilst it was being discussed: this was a personal interest as she is friends with the Planning Officer.

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)

Issues discussed during consideration of this application included:

- A member of the public had raised an observation with a Councillor that the application form contains incorrect information regarding visibility of the application location from a public footpath
- Location of public footpaths in relation to the application site
- Use of the proposed building will be for cattle
- Management of animal waste
- Construction material of farm building

Chair's Initials

Recommend Deferral for (a) confirmation that information contained in the application form is correct regarding visibility from the footpath and (b) information being made available about the management of animal waste.

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)

Issues discussed during consideration of this application included:

- The external appearance on the Market Square cannot be changed as it is listed
- Is parking for 6 cars sufficient provision?
- The buildings are decaying rapidly
- To have the site brought back into use is important
- How the mill area be dealt with
- Pedestrian and vehicular access and the related safety issues

Recommend Approval

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)

Issues discussed during consideration of this application included:

- Parking in Love Lane is extremely limited and any additional capacity is to be welcomed

Recommend Approval

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)

Issues discussed during consideration of this application included:

- location

Recommend Approval

81 Decisions made by SSDC

The following decisions made by South Somerset District Council were 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

Chair's Initials

- 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 2.35metres (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.

82 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)

The meeting closed at 20:35hrs

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| Chair's Signature and Date |
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