

## ILMINSTER TOWN COUNCIL MINUTES

Minutes of a meeting of the Planning, Highways & Transport Committee held in the Council Chamber, Ilminster on Tuesday 1<sup>st</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:**

Mrs M Clayton (Senior Administrator), Miss J Norris (Town Clerk), Mrs M Shelley (Deputy Town Clerk)

**27. Apologies for absence**

Apologies for absence were received from Councillors Austin.

**28. Declarations of Interest**

Name	Minute No.	Agenda Item	Type of Interest	Nature of Interest
Cllr Goodall	30	Planning Applications	Personal	Left the room of her own accord whilst this matter was discussed. In the capacity of District Councillor, Councillor Goodall has been liaising with Mrs R Dyer over the alterations to the shop.
Cllr S Shepherd	30	Planning Applications	Personal	Station Road, Bed & Breakfast
Cllr E Taylor	30	Planning Applications	Personal	Canal Way – Lives nearby
Cllr E Taylor	30	Planning Applications	Prejudicial	Left the room whilst this matter was discussed

**29. Minutes**

**RESOLVED** that the minutes of the meeting held on **17<sup>th</sup> September 2013** be confirmed as a correct record.

**30. Planning Applications**

**13/02740/FUL, Land at Canal Way, Ilminster, Somerset, TA19 9BL**

The erection of 65 No. dwellings and associated works. (GR 334845/114681)

**Recommend refusal on the following grounds:**

- 1) Overdevelopment of the site, particularly in the area identified for affordable housing.
- 2) Concern about the practicality of room sizes/living space particularly in the affordable housing.

With reference comments 1. and 2. above the Town Council would like comments on the overall layout and living spaces to be sought from social housing providers.

- 3) The information provided with the application is out of date. Following recent flooding incidents new flood plans indicate that the site is at risk of flooding.

## ILMINSTER TOWN COUNCIL MINUTES

- 4) Concern about the effect the amount of building proposed will have on the existing infrastructure, particularly sewage and rainwater drainage.
- 5) The Town Council would like to see a small play area for pre-school children included in the proposal, preferably close to the affordable housing area. Councillors feel that the main recreation ground could be reached safely by older children but toddlers needed a safe play area closer to their homes.
- 6) Funding arrangements for the maintenance of the area designated as public open space needs to be clarified.
- 7) Clarity is required about responsibilities for shared surface streets.
- 8) The road network within the housing development only has a single entrance which is a concern for access for emergency vehicles.
- 9) The Social Housing has not been split up within the development as suggested previously by the District Council.
- 10) The meter boxes on the properties need to be designed and coloured to disguise as much as possible.

### **Administrative Note:**

It was brought to the attention of the Town Clerk that a digger has been working on the above site. After further investigation it has been found that the contractors, CJL Construction, have been employed by the developers to start laying the concrete foundations for the site office, even though planning permission has not been granted. The Town Council are taking this matter further.

### **13/03590/COL, 15 Station Road, Ilminster, Somerset, TA19 9BE**

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

**No Objection. Recommend approval**

### **13/03694/LBC, 11 West Street, Ilminster Somerset TA19 9AA**

External alterations to include the repainting of entire shop front (windows and door included). (GR 335912/114679)

**Recommend approval for the repainting of the entire shop front (windows and door included) The application says "External Alterations". No other alterations other than painting have been described; therefore the Town Council is only commenting upon the repainting.**

### **13/03705/LBC, R A Dyer, 21 Silver Street, Ilminster, Somerset, TA11 0DH**

The carrying out of internal alterations and the replacement of lean to roof on west elevation. (GR 336035/114519)

Councillor Goodall and Councillor Taylor both left the room

**No Objections. Recommend approval**

### **31. Planning Appeals**

None.

### **32. Planning Decisions made by SSDC**

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

#### **13/01340/OUT, Summervale Medical Centre, Wharf Lane, Ilminster, Somerset TA19 0DT**

The erection of 8 No. dwellings (Revised Application).(GR 335927/114415)

Application Withdrawn.

**ILMINSTER TOWN COUNCIL  
MINUTES**

**13/01750/LBC, Gooch & Housego Ltd, Cornhill Market Place, East Street, Ilminster  
Somerset 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 (GR 336149/114593)  
Application Refused.

**13/02598/R3C, Greenfylde First School, Silver Street, Ilminster, Somerset, TA19 0DS**

Installation of a double classroom modular building on site of recently demolished pratten unit (GR: 335975/114454)

NO OBJECTION.

**12/04584/LBC, Lloyds Tsb Bank Plc, 2 - 6 Silver Street, Ilminster, Somerset, TA19 0DL,**

Alterations to include replacement of 2 No. glass panels to clear float glazing. (GR 336103/114539)

GRANT CONSENT SUBJECT TO CONDITIONS

The meeting closed at 20:15 hrs

Signature & Date

29/10/2013