CHARD TOWN COUNCIL

THE GUILDHALL, FORE STREET,
CHARD, SOMERSET TA20 1PP
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Mayor – Cllr Dave Bulmer Acting Town Clerk – Robin Williams

Minutes of a meeting of the Planning and Highways Committee of Chard Town Council held on Monday 21st September 2015 in the Town Hall, Chard

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Councillors Present: Mrs. Halse (Chairman); Bulmer; Mrs. Broom; Mrs. Orchard; Shortland

In Attendance: Robin Williams (Acting Town Clerk)
7 (seven) members of the public present and 1 (one) member of the press.

Public Participation Time
This section (lasting up to 15 minutes) is not part of the formal meeting of the Council

One member of the public spoke in support of Agenda Item No. 2015/72 Item 2 – Free Parking for Chard.
One member of the public spoke in objection to planning application 15/03658/ADV - Display of 2 No. illuminated fascia signs and 1 No. illuminated hanging sign. Former K&S Interiors, East Street, Chard, Somerset TA20 1EP.

2015/68. Apologies for absence and to consider whether to approve reasons given. (Please telephone, or email, your apologies to the Town Clerk as non-attendance and no apologies could affect our future Quality Council applications). LGA 1972 s85 (1).

Apologies have been received from Cllr. Baker owing to Family Illness and Cllr. Mrs. Glynn due to illness.

Resolved: That the apologies and the reasons for them should be accepted.

2015/69. Declarations of Interest. Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authorities (Model Code of Conduct) Order 2007 SI No.1159. *(NB this does not preclude any later declarations).*

There were no declarations of interest.

2015/70. Planning & Highways Committee Meeting - Minutes - To confirm and sign the minutes of the previous Meeting held on Monday 17th August 2015. (previously circulated). LGA 1972, Sch 12 para41(1).

Proposer: Cllr. Bulmer **Seconder:** Cllr. Mrs. Broome
Resolution: That the minutes should be accepted as an accurate record of the meeting.
Agreed unanimously.

2015/71. To consider the following planning applications:-

Avishayes Ward **Cllr G Shortland**

1. **15/03561/FUL;** Raising of ridge, insertion of 4 No. rooflights to the front elevation and 5 No. rooflights to the rear elevation to form rooms in roof. Erection of single storey rear extension and infill of front porch. Mr. & Mrs. Gold**.** **DW**

Proposer: Cllr. Shortland **Seconder:** Cllr. Bulmer
Resolution: That Chard Town Council recommends the approval of this application.
Agreed unanimously.

Combe Ward **Cllr Mrs. A Broom**

1. **15/01893/FUL;** Installation of a 300 litre tank in side garden. 1 Hope Terrace, Combe Street, Chard Somerset TA20 1JA. Leamington Stone Limited. **CB**

Proposer: Cllr. Mrs. Broome **Seconder:** Cllr. Bulmer
Resolution: That Chard Town Council recommends the approval of this application.
Agreed unanimously.

2. **15/03767/FUL:** The erection of a gazebo (part retrospective). Rosedale, Snowdon Cottage Lane, Chard, Somerset TA20 1LN. Mr. & Mrs. Mark Dixon **CB**

Proposer: Cllr. Mrs. Broome **Seconder:** Cllr. Bulmer
Resolution: That Chard Town Council recommends acceptance of the Conservation Officer's decision in relation to this application.
Agreed unanimously.

Crimchard Ward **Cllr Mrs. J Orchard**

1. **15/03515/FUL;** Demolish existing conservatory and erection of two storey extension. 52 Helmstedt Way, Chard, Somerset TA20 1DQ. Miss. Laura Brown. **CB**

Proposer: Cllr. Mrs. Orchard **Seconder:** Cllr. Shortland
Resolution: That Chard Town Council recommends the approval of this application.
Agreed unanimously.

Holyrood Ward **Cllrs J Baker & Mrs. B Halse**

1. **15/02722/FUL:** Demolish existing workshop and erection of replacement workshop and timber lean-to. 14 Mintons Orchard, Chard, Somerset TA20 2EH. Ms Summers **LB**

Proposer: Cllr. Mrs. Halse **Seconder:** Cllr. Shortland
Resolution: That Chard Town Council recommends the approval of this application.
Agreed unanimously.

Jocelyn Ward **Cllrs D. Bulmer & I. Glynn**

1. **15/03658/ADV;** Display of 2 No. illuminated fascia signs and 1 No. illuminated hanging sign. Former K&S Interiors, East Street, Chard, Somerset TA20 1EP. The MSG Group. **DW**
Additional Information:
Amended plans : Projecting sign deleted and fascia signs reduced in height.

Proposer: Cllr. Bulmer
Resolution: That Chard Town Council recommends the approval of this application.
There was no Seconder for this motion so the resolution fell.

Proposer: Cllr. Shortland **Seconder:** Cllr. Mrs. Broome
Resolution: That a decision on this application should be deferred until the special meeting on 28th September 2015 when the revised application for change of use will be determined.
Agreed by 4 votes in favour to 1 vote against.

2. **14/04399/FUL;** Erection of 72 dwellings with vehicular access and supporting infrastructure. Land at Crewkerne Road, Chard, Somerset. Mr. Paul Hoffman. **AG**
AMENDED DETAILS

Proposer: Cllr. Bulmer **Seconder:** Cllr. Mrs. Orchard
Resolution: That Chard Town Council agrees the approval of this application subject to the following recommendations:

1. That a review of the planned access on to Crewkerne Road is carried out to satisfy concerns expressed about the safety of the current proposals.
2. That there is provision made for a safe route to school given that the nearest Primary school is located on the opposite side of the A30 Crewkerne Road to the planned development.
3. That conditions are imposed to ensure the future maintenance of the hedge on the eastern edge of the development and to ensure that the continuous nature of the hedge is not breached by the construction of any gateway or fence.
4. That the planned provision of 20% affordable housing is honoured and not subject to further reduction. Councillors feel that this provision is already too low and that any reduction would be detrimental to the interests of the residents of Chard.
5. That measures are put in place to ensure that the planned development does not have an adverse impact on the future of neighbouring employers.

Agreed unanimously.

2015/72. Correspondence

1. **SSDC Property & Engineering Services –** Notification of decision to name the road running in a north-westerly direction off Touches Lane, Chard HERON CLOSE. **Noted**

2. **David Laughton –** Free Parking for Chard Campaign Update

   Proposer: Cllr. Mrs. Broome **Seconder:** Cllr. Mrs. Orchard
   Resolution: That this item should be referred to the next Full Council meeting for consideration.
   Agreed unanimously.

2015/73. Highways

1. **Item requested by Cllrs. Mrs. Broom and Baker –** Feedback on the consultation meeting held to discuss the resurfacing of High Street / Fore Street.

   Cllr. Mrs. Broome reported on the public consultation exercise that had been undertaken in respect of the planned resurfacing of High Street and Fore Street.

   Proposer: Cllr. Mrs. Broome **Seconder:** Cllr. Bulmer
   Resolution: That Chard Town Council agrees to the proposal, from County Highways, that the resurfacing of High Street and Fore Street should be carried out on the basis of night time working (7pm – 7am) over a two week period and that this work should be scheduled to commence in early August 2016.
   Agreed unanimously.

2015/74. To receive notification of Planning Determinations received from SSDC

15/03022/FUL; Demolition of existing barn and the erection of a replacement barn to be used as ancillary annexe accommodation to existing dwelling. Higher Middlepaine Farm, Hornsbury Hill, Chard, Somerset TA20 3DB. Mr. Jo Carbin.
SSDC Grant Permission
CTC Recommend Approval

15/03095/TPO; Application to carry out tree surgery works to 1 No. Beech tree known as T4 within CBC Tree Preservation Order 1970. Crosby House, Lyddons Mead, Chard, TA20 1HD.
SSDC Grant Consent
CTC Recommend Approval subject to SSDC Arborist report.

15/02725/LBC; Demolish existing kitchen extension, bathroom and outbuilding and erection of replacement kitchen extension and installation of new bathroom, en suit and toilet. 55 High Street, Chard, Somerset TA20 1QW. Mr. Graeme Furniss.
APPLICATION NOW WITHDRAWN

15/03144/FUL; Demolish existing kitchen extension, bathroom and outbuilding and erection of replacement kitchen extension and installation of new bathroom, en suit and toilet. 55 High Street, Chard, Somerset TA20 1QW. Mr. Graeme Furniss.
APPLICATION NOW WITHDRAWN

15/02643/FUL; Erection of boundary walls, relocation of bin and bottle store and landscaping of beer garden. The Cerdic, Fore Street, Chard, Somerset TA20 1QA. JD Wetherspoon PLC.
SSDC Grant Consent
CTC Deferred pending advice from Environmental Protection Officer regarding acoustic tests.

15/02924/LBC; Repair/Replacement of roof and removal and rebuilding of chimney. St. Mary's Church Rooms, Church Street, Chard, Somerset TA20 2DP. Rev'd Susan Tucker
SSDC Grant Consent
CTC Recommend Approval

15/03052/FUL & 15/03053/LBC; Demolition of existing single storey rear extension and the erection of a replacement single storey extension to dwellinghouse. 51 High Street, Chard, Somerset TA20 1QW. Mr. Stephen Thurgood-Perry.
SSDC Grant Consent
CTC Recommend Approval

15/03258/FUL; The erection of fencing. 6 Rackclose Park, Chard, Somerset TA20 1D. Mr. Nicholas Wells – Burr.
SSDC Grant Permission
CTC Recommend Approval

15/03349/FUL; The erection of a single storey side extension to dwellinghouse; Highfield, Culverhayes, Chard, Somerset TA20 2DR. Mr. Andrew Preston.
SSDC Grant Consent
CTC Recommend Approval

15/03370/S73A; Application to vary condition 06 (approved plans) of planning permission 00/03221/FUL to add PV panels. Numatic International Ltd, Tapstone Road, Chard, Somerset TA20 2LW. Numatic Executive Scheme
SSDC Grant Permission
CTC Recommend Approval

All the above determinations were noted.

There being no other business, the meeting was closed at 7.25pm