Chard Town Council

The Guildhall, Fore Street, Chard, Somerset TA20 1PP
Tel: 01460 239567 www.chard.gov.uk
Mayor Cllr. Garry Shortland Town Clerk Zoe Truong

COUNCIL MINUTES

Minutes of a meeting of the Planning & Highways Committee held on Monday 20 November 2017 in the Town Hall, The Guildhall, Chard

Present: Cllrs: Mrs. Glynn (Chair)
D Bulmer, Mrs. A Broom, D Orchard and G Shortland

In Attendance: Zoe Truong – Town Clerk

There were No.#21 members of the public and No.#2 members of the press in attendance.

The meeting started at 6.30 pm

Public Participation Time

1. Representatives from Brecknell Willis spoke in support of applications 17/03909/FUL and 17/03910
2. One member of the public spoke against the above applications from the perspective of trader in the town centre with concerns regarding loss of footfall in the town
3. One member of the public spoke in support of the above applications but with concern for noise levels and a request that the car park is fitted with a barrier to prevent anti-social behavior during out of hours

4. One member of the public spoke against the following application 16/02874/FUL (revised plans) as the revisions had not addressed her concerns over the size of development and the lack of local services to accommodate this increase
5. One member of the public spoke against the above application due to concern about traffic issues; the Forton Road is too narrow to cope with the increased traffic and the access is dangerous due to restricted visibility

6. One member of the Brecknell Willis team explained that Lidl held the freehold of the existing store and they already had a non-food operator interested in trading on the site when it was vacated by Lidl

AGENDA

2017/55. 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).

None received.

Cllr. M Carnell ~~was absent.~~ WORK COMMITMENTS.

2017/56. 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)

Cllr. Mrs. Broom declared a prejudicial interest in Agenda Items 17/03909/FUL and 17/03910/FUL as a proprietor of a town centre business.

Cllr. G Shortland declared a personal interest in 16/02874/FUL due to this being an area which he currently uses for dog walking

2017/57. Planning & Highways Committee Meeting - Minutes - To confirm and sign the minutes of the previous meeting held on Monday 16th October 2017. (previously circulated). LGA 1972, Sch. 12 para 41(1).

RESOLVED – that the minutes of Planning & Highways Committee meeting held on the Monday 16th October 2017 be signed as a correct record.

The Chairman signed the minutes.

2017/58. To consider the following planning applications: -

With the agreement of the committee the Chair brought forward the following Agenda items in the interest of the public who were present.

6.52 pm Cllr. Mrs. Broom left the meeting.

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

2. **17/03909/FUL -** Demolition of existing industrial buildings and erection of a Lidl food store with associated access, car parking and landscaping; Brecknell Willis and Co. Ltd, Tapstone Road, Chard TA20 2DA; Mr. Nic Morgan

Proposed: Cllr. Bulmer Seconded: Cllr. Shortland

Agreed unanimously

Resolved: That this application should be approved subject to the consultees issues being addressed.

The Council would ask that restrictions placed on Tesco regarding delivery times are considered for this store due to potential disruption to residents, that any refrigeration units are designed to be mindful of potential noise issues and that the site contains signposting for the Town Centre and the local amenities on offer to encourage footfall within the town.

7.05 pm #1 Member of the public left the meeting.

3. **17/03910/FUL** - Expansion of existing car park to provide a total of 119 spaces (30 existing, 89 proposed); Brecknell Willis and Co. Ltd, Tapstone Road, Chard, TA20 2DA; Mr. Nic Morgan

Proposed: Cllr. Bulmer Seconded: Cllr. Orchard

Agreed unanimously
Resolved: That this application should be approved.

The Council asked that barriers to the car park be considered to mitigate potential anti-social behaviour.

7.07 pm Cllr. Broom returned to the meeting
7.07 pm #5 members of the public left the meeting

2017/61. Correspondence

#1. Planning Application Consultation
Tatworth and Forton Parish

16/02874/FUL – (Revised Plans) The erection of 323 dwellings with associated access and infrastructure; Land adjoining Holbear, Forton Road, Chard

Proposed: Cllr. Bulmer Seconded: Cllr. Orchard

Agreed unanimously
Resolved: That this application should be REFUSED.

Despite the revisions, the Council have continued concerns regarding the layout and density of the development as there has been little reduction in the size of the development. They believe that the current infrastructure is inadequate to meet the increased demand, including local school provision. The highways issues and the impact on safety will be severe. Wessex Water have indicated that the current sewage capacity for the area will not meet the increased demand

7.19 pm #1 member of the press left the meeting
7.20 pm #11 members of the public and #1 member of the press left the meeting

The Chair returned to the order of the original agenda.

Avishayes Ward — Cllr. G Shortland

None Received.

Combe Ward — Cllr. Mrs. A Broom

1. **17/04224/FUL** - Demolish existing summerhouse and erection of replacement summerhouse; Fairlawn, Combe Street, Chard, TA20 1HX; Mr. and Mrs. Wilson

Proposed: Cllr. Mrs. Broom Seconded: Cllr. Orchard

Agreed unanimously
Resolved: That this application should be approved

Crimchard Ward — Cllr. M Carnell

1. **17/04208/FUL** - Erection of industrial building subdivided into 3 units B1, B2 & B8 use and associated parking; Industrial Plat at Jarman Way, Chard TA20; Mr. Andrew Howard

Proposed: Cllr. Mrs. Glynn Seconded: Cllr. Bulmer

Agreed unanimously
Resolved: That this application should be approved

2. **17/04066/FUL** - Erection of agriculture building for the storage of machinery and feed; Home Farm, Hornsbury Hill, Chard TA20 3DB; Mr. Walker

Proposed: Cllr. Mrs. Glynn Seconded: Cllr. Mrs. Broom

Agreed unanimously
Resolved: That this application should be approved

Holyrood Ward — Cllr. D Orchard

1. **17/04050/LBC -** The carrying out of internal alterations; St Margaret's Hospice, 14 Holyrood Street, Chard TA20 2AH; Derbyshires Estate Agents

Proposed: Cllr. Orchard Seconded: Cllr. Bulmer

Agreed unanimously
Resolved: That this application should be approved

2. **17/03818/FUL -** The erection of a front entrance porch; 45 Ashcroft, Chard TA20 2JH; Mr. Hodson

Proposed: Cllr. Orchard Seconded: Cllr. Bulmer

Agreed unanimously
Resolved: That this application should be approved

3. **17/04266/FUL -** Erection of dwelling and formation of vehicular access; Land adjacent 1 St Marys Close, Chard TA20 2EE; Mr. Andrew Brooks

Proposed: Cllr. Orchard Seconded: Cllr. Shortland

Agreed unanimously
Resolved: That this application should be REFUSED.

Council have concerns about access and egress onto the main road, noting that Highways have asked for a visibility splay to be carried out. The size of the plot is small for the scale of development proposed.

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

1. **17/04054/FUL -** Alterations and erection of two storey side extension; Merryville, Lordleaze Lane, Chard TA20 2HN; Mr. Darren Hooper

Proposed: Cllr. Mrs. Glynn Seconded: Cllr. Bulmer

Agreed unanimously
Resolved: That this application should be approved

2. **17/03909/FUL -** Demolition of existing industrial buildings and erection of a Lidl food store with associated access, car parking and landscaping; Brecknell Willis and Co. Ltd, Tapstone Road, Chard TA20 2DA; Mr. Nic Morgan

Moved to earlier in the agenda

3. **17/03910/FUL** - Expansion of existing car park to provide a total of 119 spaces (30 existing, 89 proposed); Brecknell Willis and Co. Ltd, Tapstone Road, Chard, TA20 2DA; Mr. Nic Morgan

Moved to earlier in the agenda

2017/59. Planning Applications for information only

None received.

2017/60. Tree Preservation Orders for information only

None received.

2017/61. Correspondence

#1. Planning Application Consultation
Tatworth and Forton Parish

16/02874/FUL – (Revised Plans) The erection of 323 dwellings with associated access and infrastructure; Land adjoining Holbear, Forton Road, Chard

The above revised application has been received, and although it is not in this parish it is adjacent to it. If no communication is received it will be assumed you have no comments to make.

Moved to earlier in the agenda

2017/62. Highways

Item #1 Speed Indication Device Reports (SID)
A358 Halcombe Road 18th October – 31st October (report attached)

Members noted that the 85%ile speed for this road was calculated as 41mph which is 5mph above the intervention limit speed of 36mph

2017/63. To receive notification of Planning Determinations received from SSDC

17/03332/ADV - The display of No. internally illuminated fascia sign; 16 Fore Street, Chard TA20 1PP; Peacocks Stores Ltd.
SSDC – Grant Consent
CTC – Approval

17/03420/FUL - Demolish existing external structure and the erection of a replacement external structure (revised application); The Choughs Hotel, High Street, Chard, TA20 1QB; Punch Taverns
SSDC – Grant Approval
CTC – Approval (delegated authority)

17/03421/LBC - Demolish existing external structure and the erection of a replacement external structure (revised application); The Choughs Hotel, High Street, Chard, TA20 1QB; Punch Taverns
SSDC – Grant Approval
CTC – Approval (delegated authority)

17/03652/TPO - Application to carry out tree surgery works to an Oak tree known as T.3 in the YDC (Chard No. 1) Tree Preservation order 1982; 16 Britannia Way, Chard TA20 1DL; Mrs. Lilli Bird
SSDC – Grant Approval
CTC – Noted

17/03532/FUL - The erection of a two storey rear extension and a replacement garage; Cotswold, Furnham Crescent, Chard TA20 1AZ; Mr. Brendan Luesley
SSDC – Grant Approval
CTC – Approval

17/02914/FUL - Erection of 1.8m fence (retrospective); 8 Glanvill Avenue, Chard TA20 1BU; Mr. Daniel Evans
SSDC – Grant Approval (following the receipt of an amendment to satisfy the requirements of SSDC's Highway Consultant – realignment of fence at north western edge)
CTC – REFUSAL

The decisions were noted.

There being no further business the meeting was closed at 7.33 pm