CHARD TOWN COUNCIL

The Guildhall, Fore Street, Chard, Somerset TA20 1PP
01460 239567 www.chard.gov.uk
Mayor Victoria Bates & Chief Executive Town Clerk David Bell

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held Monday 11th August 2025 commencing at 18:00 hours in The Town Hall, Fore Street, Chard TA20 1PP.

Members present: Councillor Bulmer (Vice Chair), Councillor Eggins, Councillor Hussey, (Chair), Councillor O'Brien.

Officers present:
David Bell, Chief Executive & Town Clerk,
Beverley Newman Democratic Service Officer

Public Participation Time
6 members of the public were present.

As summary of comments made were as follows.
Concerns about application 23/03051/OUT were raised:

- The proposed plans for road infrastructure are ambiguous,
- There is a lack of consideration to the detriment of wildlife,
- There is lack of consideration of this area's propensity for flooding,
- The current lack of infrastructure will not support a further 68 homes i.e. GP, dentists and schools.

2025/29 Apologies for absence
No apologies were received.

2025/30 Declarations of interest
Cllr Eggins declared an interest as his home backs on to this site of application 23/03051/OUT

Cllr Bulmer sought confirmation from the Chair & Chief Executive & Town Clerk as his wife owns a strip of land approximately 4 miles away from the site application 23/03051/OUT. Both the Chair and Chief Executive & Town Clerk confirmed the distance was far enough away from the application site for there not to be a conflict of interest.

2025/31 To resolve to exclude members of the press and public
There were no confidential items for consideration and no members of the public or press present.

2025/32 Minutes
To agree by resolution the Minutes of the last Planning & Highways Committee meeting held on the 28thJuly 2025

Proposed: Cllr Bulmer Seconded: Cllr O'Brien
Unanimous

Resolved: The Planning & Highways Committee agreed the Minutes of the 28th July 2025 as an accurate record.

The Chair requested Committee to consider changing the order of agenda item to accommodate the Chief Executive & Town Clerk being able to take part in agenda item 2025/33 b) & c) due to the need to leave for a subsequent meeting.

Proposed: Cllr Bulmer Seconded Cllr Eggins

Resolved: To discuss agenda item 2025/33 b) & c) first.
Unanimous

Councillor Eggins left the meeting room at 18.09

2025/33 Planning applications
To consider the following application and comment as necessary:

b)

Application Number:	23/03051/OUT
Proposal:	An outline application with all matters reserved save for access for the demolition of existing buildings and erection of up to 67no. dwellings, open space, vehicular and pedestrian/cycle access, and associated infrastructure AMENDED PLANS RECEIVED
Location:	Land At Welcome Home Farm Hornsbury Hill Chard Somerset TA20 3DB
Applicant:	Blackburn
Applicant Type:	Outline Application

c)

Application Number: 23/03051/OUT
CONSULTATION ON AMENDED PLANS/ADDITIONAL INFORMATION – Letter received in relation to planning application, agenda item 2025/33 b)

Proposal:	**An outline application with all matters** reserved save for access for the demolition of existing buildings and erection of up to 67no. dwellings, open space, vehicular and pedestrian/cycle access, and associated infrastructure AMENDED PLANS RECEIVED
Location:	Land At Welcome Home Farm Hornsbury Hill Chard Somerset **(GR:333215/109919)**

What are the amendments?:
The key changes are as follows:

- Flood Risk and Drainage Strategy:
  - Re-running of surface water modelling to address LLFA concerns
  - Increased attenuation storage and revised pond design to address LLFA concerns.

- Access shifts:
  - Main road access (north) has been moved slightly northeast to reduce risk of surface water flooding at the access
  - Cycle/pedestrian access (south) has been repositioned marginally to the east to make use of the existing agricultural access.
- Masterplan and Plot Layout:
  - Plot reconfigurations
  - Bin and cycle storage shown
  - Addition of an anti-predation and maintenance buffers along the eastern boundary to protect dormice from domestic cats whilst allowing for maintaining access to the ditch
- Redline boundary:
  - Red line amended to include visibility splays (for the vehicular access (north) and cycle/pedestrian access (south))

Comments were received form all committee members in attendance, all echoing those comments made by members of the public and reiterating concerns raised at the Chard Town Council Planning & Highways Meeting 8th January 2024. Cllr Bulmer made an additional observation that the comments from the Police on this application should be looked into in more detail.

Thew Chief Executive & Town Clerk explained that his understanding was there were 2 reports, 1 looking into the relief road and the other looking into (David to confirm) that as yet these had not been made available to the public.

Proposed: Cllr Hussey Seconded: Cllr Bulmer
Unanimous

Resolved:

i) The Planning & Highways committee submit a Holding Objection to carry forward and discuss concerns raised at this meeting and those previously raised at the January 8th 2024 Chard Town Council Planning & Highways meeting.

ii) The Planning & Highway Committee request the 2 reports to made publicly available.

Councillor Eggins re-entered the meeting room at 18.25

a) **Application Number**: 25/01843/P3MA

Proposal: Prior approval for the proposed change of use of first floor from Class E commercial, business use to 1 No. flat (Class C3).

Location: Lloyds Pharmacy 59 - 61 Fore Street Chard Somerset TA20 1QA

Applicant: Mr Ewan Steele
Application Type: Prior Approval Sch2 Part 3 Class MA

This is a **notification only**

Committee saw no issues and noted this application.

2025/34 Tree applications

The Planning & Highways Committee considered the following tree applications:

i) **Application:** 25/01868/TCA

Proposal: Notification of intent to carry out Tree Surgery Works to No. 4 Trees within a Conservation Area. T1 Silver birch: Reduce by 2m height and radially by up to 1m branch length, T2) Lime tree: Crown reduce by up to 3m height and radial spread to second historic pruning points.T3) Lime tree: Reduce crown by up to 3m height and radially by up to 2.5m to second historic pruning points.T4) Beech tree: Reduce by up to 2m height and radially by up to 2m branch length.

Location: Appleshaw Touchstone Close Chard Somerset TA20 1QZ

Applicant: Mr Edward Jackson

Application Type: Work to Trees

This is a **notification only**

Committee noted this application.

2025/35 Date of next meeting

The Planning & Highways Committee noted the date of the next meeting of the Planning & Highways Committee is Monday 29th September 2025

The Committee Chair Cllr Hussey thanked everyone present for their attendance and contribution to discussions and closed the meeting at 18.30

CHAIR: **DATE:**

DRAFT