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 16 October 2017 in the Town Hall, The Guildhall, Chard

Present: Cllrs: Mrs. Glynn (Chair) Mr. D Bulmer, Mrs. A Broom, Mr. D Orchard and Mr. M Carnell

In Attendance: Zoe Truong – Town Clerk

There were No.# 2 members of the public and No. #1 member of the press in attendance.

The meeting started at 6.30 pm

Public Participation Time

None

AGENDA

2017/46. 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).

Mr. G Shortland Illness

It was agreed that the apologies and the reasons given should be accepted.

2017/47. 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)

2017/48. Planning & Highways Committee Meeting - Minutes - To confirm and sign the minutes of the previous meeting held on Monday 18 September 2017. (previously circulated). LGA 1972, Sch. 12 para 41(1).

RESOLVED – that the minutes of Planning & Highways Committee meeting held on the Monday 18 September 2017 be signed as a correct record.

The Chairman signed the minutes.

6.33 pm Nos. #1 member of the press joined the meeting.

2017/49. To consider the following planning applications: -

Avishayes Ward **Cllr. G Shortland**

1. 17/03715/FUL - Alterations to change existing stable door into a window on east elevation of dwelling (Retrospective); The Long Barn, Crewkerne Road, Chard TA20 4BS; Mr. Simon Randolph LB

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

Agreed unanimously
Resolved: That this application should be approved

2. 17/03991/FUL - Demolish existing and side extension. Erection of a two storey side extension and single storey front extension (part retrospective);31 Fairway Rise, Chard, TA20 1NT; Mr. Christopher Bond CB

Proposed: Cllr. Orchard Seconded: Cllr. Carnell

Agreed unanimously
Resolved: That this application should be approved

Combe Ward **Cllr. Mrs. A Broom**

1. 16/0366/FUL – (Amended Plans / Additional Information) Alterations and conversion of skittle alley and store into 3 No. dwellings; Furnham Inn, Furnham Road, Chard TA20 1AP LH

Proposed: Cllr. Mrs. Broom Seconded: Cllr. Bulmer

Agreed unanimously
Resolved: That this application should be REFUSED

The reasons for refusal are:
The proposal is contrary to Section 4 of the National Planning Policy Framework (NPPF) and policy TA5 of the SSDC Local Plan Adopted April 2006 since the increase in the use of the sub-standard access would be prejudicial to Highways safety.

The site cannot accommodate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear, which is essential to Highways safety.

There are environmental concerns with a garage and paint spraying facility in close proximity which we believe will cause harm to future residents' amenities.

Chard Town Council were disappointed not to see a comprehensive revision of the earlier plans, which were also refused along similar reasoning.

Crimchard Ward **Cllr. M Carnell**

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

Proposed: Cllr. Carnell Seconded: Cllr. Orchard

Agreed unanimously
Resolved: That this application should be approved

Holyrood Ward **Cllr. D Orchard**

1. **17/03895/FUL** - Erection of an attached dwelling in the garden of No. 67; 67 Halcombe, Chard, TA20 2DU; Mr. Sam Richards MH

Proposed: Cllr. Orchard Seconded: Cllr. Carnell

Agreed unanimously
Resolved: That this application should be approved

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

1. **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. Carnell

Agreed unanimously
Resolved: That this application should be deferred to the November meeting to meet the applicants request to have more time for public consultation and to be able to address the committee in person.

2. **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. Carnell

Agreed unanimously
Resolved: That this application should be deferred to the November meeting to meet the applicants request to have more time for public consultation and to be able to address the committee in person.

2017/50. Planning Applications for information only

None received.

2017/51. Tree Preservation Orders for information only

Combe Ward

1. **17/03306/TPO -** Application to carry out surgery works to a group of Lime trees known as G.1 of the Chard District Council 1974 Tree Preservation Order; The Limes, Snowdon Cottage Lane, Chard, TA20 1LN; Mrs. J Pyke
The application is now withdrawn

Jocelyn Ward

1. **17/03308/TPO -** Application to fell 1 No. Ash tree within Chard District Council Tree Preservation 1970; 3 Monmouth Court, Chard TA20 1HQ; Mr. Howard
The application is now withdrawn

The items were NOTED

2017/52. Correspondence

Item #1 Notification of Appeal Decision
Appeal in respect of Application Decision Reference: 16/04822/FUL
Planning Inspectorate Appeal Reference: APP/R3325/W/17/317512
Appeal Starting Date: 29 June 2017
Appeal by – Mr. David Pope
Appeal Type – written representation

Proposal - The erection of 1 No dwelling in the garden of 8 & 10 Victoria Avenue
Location - 8 & 10 Victoria Avenue, Chard TA20 1HE

With refence to the above I have been informed by the Planning Inspectorate that the appeal is **dismissed.**

The item was Noted

2017/53. Highways

Item #1 Road Traffic Regulation Act 1984
Temporary Road Closure
Two Ash Lane, Tatworth and Forton

This road will be closed from 30 October 2017 and expected to last for 3 days to enable new connection works to be carried out

The item was NOTED.

2017/54. To receive notification of Planning Determinations received from SSDC

17/02915/LBC - Replace front door; Chambers Cottage, Fore Street, Chard TA20 1PT; Mrs. Catherine Homes
SSDC – Grant Consent
CTC – Approval

17/03008/REM - Erection of 1 No. dwelling (reserved matters of 16/03940/OUT); Land rear of Holbear House, Forton Road, Chard; Mr. & Mrs. Chlopecki
SSDC – Grant Approval
CTC – Approval

17/03196/FUL - Demolish existing conservatory. Alterations and erection of single storey extension to side of dwellinghouse; Oaklands Lodge, Crewkerne Road, Chard TA20 1HA; Mr. Liam Davis
SSDC – Grant Approval
CTC – Approval

17/03455/TPO - Application to carry out works to 1 No. Hornbeam within South Somerset District Council Tree Preservation Order (Chard No. 3); 35 Glynswood, Chard TA20 1AH; Mr. Carl Sheehan
SSDC – Grant Approval
CTC – Approval

The decisions were noted.

There being no further business the meeting was closed at 6.50 pm