Tim Eggins

CHARD TOWN COUNCIL

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

PLANNING & HIGHWAYS COMITTEE

Minutes of the Planning & Highways Committee meeting held Monday July 10th 2023 commencing at 18:30 hours in The Town Hall, Fore Street, Chard TA20 1PP.

MEMBERS PRESENT: Cllr Tim Eggins, Cllr Bulmer, Cllr Williams,

OFFICERS PRESENT: Town Clerk: Gareth Hughes, Democratic Service Officer: Beverley Newman

Public Participation Time
2 members of the public were present. No questions were asked.

2023/37 APOLOGIES FOR ABSENCE
Cllr Grief-Page, Cllr Bates

2023/38 DECLARATIONS OF INTEREST
Cllr Bulmer declared a personal interest against agenda item: 2023/40 (d). Personal.

2023/39 MINUTES
The minutes of the Planning & Highways Committee meeting held on the 12th June 2023 were agreed as an accurate account.

Proposed: Cllr Williams Seconded: Cllr Bulmer

2023/040 PLANNING APPLICATIONS

(a)	**APPLICATION:**	23/00609/FUL
	LOCATION:	Kettle House 17 Fore Street Chard Somerset TA20 1PP
	DESCRIPTION:	Restoration and alteration of existing building to provide a retail unit and 7 flats (RETROSPECTIVE)
	DESCRIPTION:	Application for a Lawful Development Certificate for proposed single storey rear extension to dwelling
	COMMENT:	Committee noted the application details and that It was RETROSPECTIVE
(b)	**APPLICATION:**	23/00610/LBC

	LOCATION:	Kettle House 17 Fore Street Chard Somerset TA20 1PP
	DESCRIPTION:	Restoration and alteration of existing building to provide a retail unit and 7 flats (IMPLEMENTED)
	COMMENT:	Committee noted application details and that it had been IMPLEMENTED

Cllr Bulmer left the room 6.37

(c)	**APPLICATION:**	23/01386/LBC
	LOCATION:	19 Hope Terrace Combe Street Chard Somerset TA20 1JA
	DESCRIPTION:	Internal and External Improvement Works (To include repairs to existing roofs to both main dwelling and existing extension, together with the installation of conversion style roof lights to existing extension, the removal of an existing single skin conservatory, the removal of existing render and replacement with lime render to the rear elevation and the installation of new double glazed timber windows to all elevations)
	COMMENT:	Committee noted application details and updates. No comments
(d)	**APPLICATION:**	23/01494/HOU
	LOCATION:	19 Hope Terrace Combe Street Chard Somerset TA20 1JA
	DESCRIPTION:	Internal and External Improvement Works (To include repairs to existing roofs to both main dwelling and existing extension, together with the installation of conversion style roof lights to existing extension, the removal of an existing single skin conservatory, the removal of existing render and replacement with lime render to the rear elevation and the installation of new double glazed timber windows to all elevations)
	COMMENT:	Committee noted application details and updates. No comments

Cllr Bulmer re-entered the room 6.39

e)	**APPLICATION:**	**23/00834/FUL**

	LOCATION:	Land Adjacent Brecknell Willis And Co Ltd Tapstone Road Chard Somerset TA20 2DA
	DESCRIPTION:	Full planning application for the erection of a mixed use commercial building of 320m² (Use Class E/B8) to accommodate 2 no. units of 160sqm and associated works.
	Proposed Cllr Bulmer Unanimous	Seconded Cllr Williams
	RESOLVED:	Committee noted and give support to this application
(f)	**APPLICATION:**	23/01509/FUL
	LOCATION:	The Guildhall Fore Street Chard Somerset TA20 1PP
	DESCRIPTION:	The Installation of two arrays of PV solar panels (16 + 12) to the rear buildings west facing roof slopes.
	Proposed Cllr Bulmer Unanimous	Seconded Cllr Williams
	RESOLVED:	Committee noted and give support to this application.
(g)	**APPLICATION:**	**23/01401/HOU**
	LOCATION:	5 Snowdon Heights, Chard, TA20 1QY
	DESCRIPTION:	Single storey rear extension, replacement front porch & associated works to dwelling.
	Proposed Cllr Williams Unanimous	Seconded Cllr Bulmer
	RESOLVED:	Committee noted see no detrimental impact and give support to this application.
(h)	**APPLICATION**:	**23/01537/OUT**
	LOCATION:	Land Off Crewkerne Road Chard Somerset TA20 1HB
	DESCRIPTION:	Outline Application with all matters reserved except for means of access for the erection of up to 230 dwellings with public open space, landscaping, sustainable drainage system (SuDS), main vehicular access point and secondary access point for emergency vehicles, pedestrians and cyclists.

Proposed Cllr Eggins Seconded Cllr Bulmer
Unanimous

RESOLVED: Committee noted the application and provided the following list of comments as reasons for **not supporting** this application:

1. Degradation of the environment
2. Potential flooding risk. Application does not provide enough information to reassure there is protection to reduce the risk of flooding.
3. The traffic flow needs to be re-assessed. The application quotes in the region of 400-500. If there is more than 1 car per household the figure will be more like 800-1000
4. This proposed building will significantly affect the light sound and air pollution levels given the land it's being built is currently totally rural.
5. There is mention of a relief road but this is not confirmed.
6. Consideration should be given to unused Brown Filed sites, of which there are several, before building on this site.
7. Consideration should be given to ascertain the full impact of other large housing sites that have been granted planning permission but yet to be completed before building any more.
8. There is no evidence of 'joined up thinking' across all the developers on the Easter side of the town.
9. There are no comments from 'Highways'. Their input should be sought.
10. Confirmation is required on the possible ongoing issue. The onus should be on developers to provide / include figures.

2022/41 TREE APPLICATIONS:

	APPLICATION:	23/01386/TCA
	LOCATION:	Land Adjacent Fore Street Chard Somerset TA20 1PH
	DESCRIPTION:	Notification of intent to Fell No. 7 Trees within a Conservation Area
	COMMENT:	Committee noted this tree application.
(b)	**APPLICATION:**	23/01726/TCA
	LOCATION:	Monmouth House, Chard Independent School Fore Street Chard Somerset TA20 1QA
	DESCRIPTION:	Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.
	COMMENT:	Committee noted this tree application.

2022/42 DATE OF NEXT MEETING

Committee noted that the next meeting of the Planning & Highways Committee would be held on **Monday 14th August 2023 at 18:30pm** in the Guildhall, Fore Street, Chard TA20 1PP.

The Committee Chair Cllr Eggins, thanked everyone present for their attendance and closed the the meeting at 18.39

	14 Aug 2023
CHAIR:	**DATE:**