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 13th October 2025 commencing at 18:00 hours in The Town Hall, Fore Street, Chard TA20 1PP.

Members present: Cllr Bulmer (Vice Chair), Cllr Eggins, Cllr Hussey (Chair) and Richter

Officers present:
David Bell, Chief Executive & Town Clerk.

Public Participation Time
No members of the public were present.

2025/43 Apologies for absence
The following apologies were received:
Cllrs Hassan & O'Brien - Personal

Proposed: Cllr Eggins Seconded: Cllr Richter
Unanimous

Resolved: That the committee accepted the apologies received.

2025/44 Declarations of interest
No declarations of interest were received.

2025/45 To resolve to exclude members of the press and public
There were no confidential items for consideration.

2025/46 Minutes

Proposed: Cllr Eggins Seconded: Cllr Richter
For: 3 Abstain: 1

Resolved: The committee agreed the Minutes of the 29th September 2025 as an accurate record.

2025/47 Planning applications
To consider the following application and comment as necessary:

a) Application Number: 25/02261/FUL

Proposal: Erection of 9 No. dwellings and associated works, including vehicular access, pedestrian links, garaging, parking and landscaping

Location: Land Adjoining Oaklands Avenue Chard Somerset

Applicant: Not specified

Applicant Type: Full Application

Proposed: Cllr Eggins Seconded: Cllr Richter
Unanimous
Resolved: That the committee supported this application.

Committee supported this application in general but wished to make the following comments:

- There is variation in the layouts in the proposed plans
- Although there is no requirement for affordable housing the committee would like to see a better mix of bedroom numbers across the site.
- Committee considered there is ahigh need for affordable accommodation
- Currently not able to access 'specialist comments' such as Highways.

b) **Application Number:** **25/01984/OUT**

Proposal: Outline Application with all matters reserved for the partial demolition of the existing Lordleaze Hotel for the development of six 4-bed residential dwellings

Location: The Lordleaze Hotel Henderson Drive Chard Somerset TA20 2HW

Applicant: Mr Owen

Application Type: Outline Application

Proposed: Cllr Eggins Seconded: Cllr Richter
For: 3 Abstain: 1

Resolved: That the committee recommend this application should be refused on the following grounds:

- Scale, mass and density
- Loss of commercial / tourism premises space
- Inappropriate relationships in terms of design between the hotel and the proposed residential buildings.
- Loss of parking for the hotel

- Residential proposal very distant from the current residential boundaries.
- Although there is no requirement for affordable housing the committee would like to see a better mix of bedroom numbers across the site

2025/48 Tree applications

There were no tree applications for consideration,

2025/49 Date of next meeting

The Planning & Highways Committee noted the date of the next scheduled Planning & Highways meeting as 24th November 2025.

The Committee Chair Cllr Hussey thanked everyone present for their attendance and contribution to discussions and closed the meeting at 18.47

CHAIR: **DATE:** 27/10/25