



CHARD TOWN COUNCIL

The Guildhall, Fore Street, Chard, Somerset TA20 1PP

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Mayor: Cllr Garry Shortland Town Clerk Gareth Hughes

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held Monday 8th January 2024 commencing at 18:30 hours in The Town Hall, Fore Street, Chard TA20 1PP.

MEMBERS PRESENT: Cllr Bulmer, Cllr Tim Eggins, (Chair), Cllr Hussey, Cllr Bates

OFFICERS PRESENT:

Town Clerk: Gareth Hughes, DSO Beverley Newman

Public Participation Time

1 member of the public was present and spoke with reference to planning application: 23/03051/OUT, stating reasons for consideration for the Planning & Highways Committee to recommend this application not be granted.

Cllr Eggins spoke as a member of the public, also presenting reasons for application 23/03051/OUT not to be granted.

2024/01 APOLOGIES FOR ABSENCE

The following apologies were received and accepted; Cllr Watson, Cllr Hassan, and Cllr Grief- Page.

2024/02 DECLARATIONS OF INTEREST

The following declaration of interest were made:

- Cllr Eggins in respect to application: 23/03051/OUT due to living in the Immediate proximity of this land.
- Cllr Bulmer sought clarification as to whether he had a declaration of interest given his spouse owned land not far from the site specified in application 23/03051/OUT – The Town Clerk and Chair, Cllr Eggins, confirmed, as the distance between these 2 places was four fields away this did not require a declaration of interest.

2024/03 MINUTES

Proposed: Cllr Bulmer Seconded: Cllr Bates
Unanimous.

RESOLVED: The minutes of the Planning & Highways Committee meeting held on the 12th December 2023 were agreed as an accurate account

8th January

2024/04 PLANNING APPLICATIONS

(a) Application Number: 23/02986/FUL

Proposal: The change of use of an existing 4 bedroom dwelling (Use Class C3) to a 7 person HMO (Sui-Generis)

Location: 11 Ivy Green Tatworth Road Chard Somerset TA20 2DP

Applicant: Mr Daniel Buckley
Application Type: Full Application

COMMENTS: Some concerns with lack of parking but no concerns with application itself.

Committee additional vote:

Proposed: Cllr Hussey Seconded Cllr Bates
Unanimous

RESOLVED: Cllr Bulmer reside as Chair for agenda item 2024/04 b)
Cllr Eggins left the room 18.50

(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.

Location: Land At Welcome Home Farm Hornsbury Hill Chard Somerset TA20 3DB

Applicant: Blackburn

Recommendation:

Proposed: Cllr Hussey Seconded Cllr Bates
Unanimous

RESOLVED: To recommend to Planning Department Somerset Council not to approve this application for the following reasons:

1. This area is the habitat of a significant number of wild-life that include but are not limited to; various species of owls, voles, lesser horseshoe bats, dormice - all of which are protected species. No wildlife survey has been undertaken.
2. The attenuation plans are not satisfactory, particularly when considering the following data:

1 inch of rain yields 27 thousand gallons per acre of land. This piece of land is in the region of 4 acres (just over), 1 inch of rain fall would produce 108,000 gallons. This land is prone to flooding.

3. The current infrastructure of Chard is already pushing available services to the limits. The addition of a further 67 households would worsen the situation significantly.
4. This application is at odds with the existing plans for road design in Chard.

(c) **Application Number:** 23/03051/OUT – opportunity for comments regarding leisure facilities.

COMMENTS: The Planning & Highways Committee unanimously agreed decision making on this aspect of the application is best placed with the principal authority.

Cllr Eggins returned to the room 19.01

2024/05	TREE APPLICATIONS:
	Application Number: 23/03155/TCA
	Proposal: Notification of intent to carry out tree surgery works to No.03 trees within a Conservation Area
	Location: Land To Front Of 59 To 87 Holyrood Street Chard Somerset TA20 2DN
	Applicant: Mr Gregory

Committee noted the tree applications.

2022/06	DATE OF NEXT MEETING
	Committee noted that the next meeting of the Planning & Highways Committee would be held on Monday 12th February 2024 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 meeting at 19.04

CHAIR:

Tim Gregory

DATE:

12 02 24

