CHARD TOWN COUNCIL

The Guildhall, Fore Street, Chard, Somerset TA20 1PP
01460 239567 www.chard.gov.uk
Mayor Victoria Bates & Proper Officer Kevin Dyer

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held Monday 23rd December 2024 commencing at 18:30 hours in The Town Hall, Fore Street, Chard TA20 1PP.

Members present: Cllr Bulmer, Cllr Tim Eggins, Cllr Hussey (Deputy Chair)

Officers present:
CE&TC David Bell

Public Participation Time
There was one member of the public present.

2024/74 Apologies for absence

Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record of the meeting be minuted. Members unable to attend a meeting should tender apologies to the Town Clerk including the reasons which will be minuted. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.

Councillors Grief-Page and Watson sent apologies.

Recommended for acceptance by Cllr Eggins
Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous

2024/75 Declarations of interest

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of it.

There were no declarations of interest other than a statement from Cllr Hussey in relation to historic provision of local photographs relating to item 2024/77 a). However this had no bearing on the planning application being considered.

Noted and accepted by Cllrs Eggins and Bulmer.

2024/76 Minutes

To agree by resolution the minutes of the last Planning & Highways Committee meeting held on the 25th November 2024

The Minutes were agreed.

Proposed: Cllr Bulmer Seconded: Cllr Eggins
Unanimous

2024/77 Planning applications
To consider the following application and comment as necessary:

a)

Application Number: 24/02770/COU

Proposal: Change of use from Use Class E to Sui Generis (Micropub)

Location: 40 Fore Street Chard Somerset TA20 1PT

Applicant: Mr Ryan Peasland

Application Type: Change of Use

Consultation ends: **18th December 2024** (Extension 24th Dec agreed)

Standing Orders were suspended at 18:38 to ask questions of the Applicant in attendance in relation to proposed disability access solutions.
Standing Orders were recommenced at 18:43.

The proposal would contribute to enhancing vitality and vibrancy in the town centre. The opening hours were noted.

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

Resolved: That the Planning & Highways committee support this application.

b)

Application Number: 24/02795/HOU
Proposal: Conversion of existing garage/ store to annexe
Location: Dashers Chaffcombe Road Chard Somerset TA20 1RP
Applicant: Mr D Spiller
Application Type: **Householder Application**

Consultation ends: **20th December 2024** (Extension 24th Dec agreed)

The site was known to the Cllrs and no problems are envisaged..

Proposed: Cllr Bulmer Seconded: Cllr Eggins
Unanimous.

Resolved: That the Planning & Highways committee support this application.

c) **Application Number:** 24/02822/P3MA
Proposal: Prior approval for proposed Change of Use from commercial, business and Service use (Class E) to dwellinghouse (Class C3)

Location: Unit 12 Gifford Fox Site Holyrood Street Chard Somerset TA20 2AH
Applicant: MR PAUL GREEN

Application Type: Prior Approval Sch2 Part 3 Class MA

This is a **notification only** and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

The proposal was noted.

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

Resolved: That the Planning & Highways committee note this Prior Approval application.

d) **Application Number** 24/02748/COL
Proposal Application for a Lawful Development Certificate for the Proposed Installation of an Air Source Heat Pump
Location: 29A St Marys Close Chard Somerset TA20 2EF
Applicant: Peter Male

Application Type: Certificate of Lawful Use or Development

This is a **notification only** and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

The proposal was noted.

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

Resolved: That the Planning & Highways committee note this Prior Approval application.

2024/78 **SOMERSET VALIDATION CONSULTATION**
For information only (see attached)

This matter was noted and Members were encouraged to access the link.

2024/79 **Parish/town council consultation amended plans/additional information** see attached letter and documents 24/01588/FUL

Land rear of Nursery Gardens
All materials and workers vehicle are to be accommodated within the Neumatics site.

Proposed: Cllr Bulmer Seconded: Cllr Eggins
Cllr Hussey did not take part in the vote.

Resolved: That the Planning & Highways committee support this application.

2024/80
a) **Tree applications**

Application number:	24/02814/TCA
Proposal:	Notification of intent to carry out tree surgery works to No. 1 tree within a Conservation Area.
Location:	Snowdon House High Street Chard q Somerset TA20 1QS
Applicant:	Mr Gregory
Application Type:	Work to Trees

This is a **notification only** and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

Notification only.

2024/81 Date of next meeting

The next meeting of the Planning & Highways Committee will be Monday 27th January 2025.

The Committee Vice Chair Cllr Hussey thanked everyone present for their attendance and closed the meeting at 18.50

CHAIR: **DATE:** 22-1-25