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 October 2nd 2023 commencing at 18:30 hours in The Town Hall, Fore Street, Chard TA20 1PP.

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

OFFICERS PRESENT: Town Clerk: Gareth Hughes, DSO Beverley Newman

Public Participation Time
No members of the public were present.

2023/56 APOLOGIES FOR ABSENCE
The following apologies were received and accepted;
Cllr Watson and Cllr Williams.

2023/57 DECLARATIONS OF INTEREST
Cllr Bulmer sought clarification as to whether he was required to state a declaration of interest in respect to application 2023/59 a) given his previous involvement as a District Councillor. Cllr Eggins confirmed this was not required. There were no other declarations of interest made.

2023/58 MINUTES

Proposed: Cllr Bulmer Seconded: Cllr Hussey
Unanimous.
RESOLVED: The minutes of the Planning & Highways Committee meeting held on the 4th September 2023 were agreed as an accurate account

2023/059 PLANNING APPLICATIONS

(a)	**APPLICATION:**	**16/02874/FUL**
	LOCATION:	Land Adjoining Holbear Forton Road Chard Somerset **(GR:332984/107455)**
	DESCRIPTION:	Proposed residential development with associated access and infrastructure

Amendments include:

- Reduction in number of dwellings from 252 to 236
- Improvements to design of layout
- Off-site solution to phosphate mitigation secured

A strategic report on transport and the highway network

Further information on education facilities in Chard

COMMENTS: The following comments were made:

- Acknowledgment for reduction n number of dwellings
- Does not address the issues with the road, lack of width and safe joining to the main rd. still looks like a residential rd.
- Increase on traffic through Chard (or relief rd. if confirmed)
- Increase traffic will cause severe queuing at key close by junction points. (A recognised reason for refusal under the National Planning Framework)
- Not sufficient information to show how flooding issue will be alleviated.
- The flood mitigation 'pools' (attenuation) appear to be going uphill!
- The close proximity of the dwellings to neighbouring dwellings in Chard.
- Loss of village identity
- Impact on nearby business (campsites)

(b)	**APPLICATION:**	**23/02289/HOU**
	LOCATION:	Orchard Rise Chard Somerset TA20 1FX
	DESCRIPTION:	Single storey flat roof rear extension
	APPLICATION TYPE:	Householder Application
	COMMENT:	No impact on neighbours. No issues or comments with this application.
(c)	**APPLICATION:**	**23/02237/COL**
	LOCATION:	129 Glynswood Chard Somerset TA20 1BG
	DESCRIPTION:	Application for Lawful Development Certificate for proposed creation of vehicular access and off-street parking area to front of dwelling
	COMMENT:	No reasons for objecting this application
(d)	**APPLICATION:**	23/02269/FUL
	LOCATION:	18 Holyrood Street Chard Somerset TA20 2AH
	DESCRIPTION:	Repair and alteration of dwelling / shop entrance, new first floor sash window.
	APPLICATION TYPE:	Full Application
	APPLICANT:	Mr Marcus Barrett
	COMMENT:	Good that another shopfront is being uplifted. No objections to this application.
(e)	**APPLICATION:**	23/02270/LBC

LOCATION: 18 Holyrood Street Chard Somerset TA20 2AH

APPLICATION TUPE: Listed Building Consent

APPLICANT: Mr Marcus Barrett

COMMENT: As above application - 23/02269/FUL

(f) **APPLICATION:** **18/04057/OUT**

LOCATION: Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset

DESCRIPTION: Outline application for mixed development comprising residential development of up to 295 dwellings, provision of a floodlit full size football pitch, unlit full size training pitch and community sports pitch with associated multi use clubhouse, spectator facilities and vehicular parking area; hub for local neighbourhood facilities and other community uses, public open space, landscaping, drainage and other facilities; associated vehicular and pedestrian accesses, land regrading, associated infrastructure and engineering works.

COMMENT: **The following comments were made:**

- Welcome a new football ground.
- Regarding the suitability of the Sports Ground, the Town Council would like to see that ground tests are carried out to confirm that the land is suitable for sports pitches.
- Concerns regarding the attenuation allowed for flooding.
- Concerns on the reaction from Chard community should the application go ahead
- Increased volume of traffic will cause issues.
- Cuttifords Door will lose its identity
- Natural habitat of key species will be under threat
- Reinforce the concerns raised by the police in respect to increased crime.
- The Cuttifords door development is not within the area of permitted development and the increase of traffic along Cuttifords door and joining the A358 is going to increase the possibility of accidents.

2023/60 APPEAL: Committee notes the appeal submitted by Mr & Mrs David Pape, Mrs Mon Pape of 10 Victoria Avenue, CHARD, TA20 1HE.

2022/61 TREE APPLICATIONS:

i)

APPLICATION: **23/02348/TPO**
LOCATION: Oak Lodge Nursing Home Lordsleaze Lane Chard Somerset TA20 2HN

DESCRIPTION: Application to carry out tree surgery works to No.02 trees included within South Somerset Tree Preservation Order (CHAR 3) 2004

APPLICANT: Harbour Health Care

COMMENT: Committee noted the intended works and acknowledged they would be undertaken and over seen by the relevant professionals.

ii)

APPLICATION: **23/02366/TPO**
LOCATION: Beech House Lyddons Mead Chard Somerset TA20 1HD

DESCRIPTION: Application to fell No.1 tree as shown within the CBC 1970 Tree Preservation Order.

APPLICANT: Mr Alan Dunn

COMMENT: Committee noted the intended works and acknowledged they would be undertaken and over seen by the relevant professionals

iii)

APPLICATION: 23/02392/TPO
LOCATION: 40 Beckington Crescent Chard Somerset TA20 2BU

DESCRIPTION: Application of intent to carry out tree surgery work to No. 1 tree as shown by the South Somerset District Council (CHAR 5) 2004 Tree Preservation Order

APPLICANT: Mrs Joines

COMMENT: Committee noted the intended works and acknowledged they would be undertaken and over seen by the relevant professionals

2022/62 DATE OF NEXT MEETING

Committee noted that the next meeting of the Planning & Highways Committee would be held on **Monday 6th November 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 meeting at 19.20

T Eggins	06 - 11 - 2023
CHAIR:	**DATE:**