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 27th January 2025 commencing at 18:00 hours in The Town Hall, Fore Street, Chard TA20 1PP.

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

Officers present:
Kevin Dyer Deputy Town Clerk & Operations Manager,
Beverley Newman Democratic Service Officer

Public Participation Time
There were 10 members of the public present. 3 members of the public spoke.
The following points were raised.
1. In respect to the application relating to Thorhild, Tatworth Rd. Concerns are:

- Lack of strategic plan
- Design issues- height of houses will allow overseeing and shadowing
- Proximity of the electric sub-station
- Boundaries
- Lack of infrastructure to support additional houses
- Consideration of Link road A38 – A30 needs to go round Chard not through it.
- Recent flooding has evidenced the current layout is not working.

2. A statement on behalf of Nos 8, 10 and 12 Lime Close (Snowdon Grange Tilia Site) as homes directly affected by the new Thorhild development.

The latest plans submitted for the Thorhild development seems to show a possible pedestrian breakthrough to the Gladman/Tilia Snowdon Grange development into the play park and adjacent to the Tatworth Road (A358).
If such a breakthrough is deemed necessary we would favour the aforementioned positioning for the following reasons:

- A minimal impact on wildlife in the hedgerow as it affords the best position to avoid damaging or removing trees. We would favour keeping the hedgerow and trees as they serve as a windbreak from the strong south westerly winds.
- It is the closest proximity to the existing footpath within the play area.
- It will have minimal impact on Lime Close residents in terms of intrusiveness and loss of privacy.
- It maximises health and safety of children keeping them in the play park away from driveways and cars reversing especially as there is no street lighting to Lime Close.

We trust that this would be the one and only breakthrough which if proposed needs to be combined with completion of the play park in line with Somerset's standards for LEAP areas and a revised maintenance programme and budget to cope with the considerable increase in footfall and dog walkers. At this moment in time Snowdon Grange residents are paying for this - unless this is too be adopted later?

3. A statement on behalf of No. 6 Lime Close:

We are against any proposal which would introduce increased footfall on either of the two private roads, namely Lime Close and Holbear. Any new pedestrian thoroughfare should impinge on resident's privacy as little as possible. If there has to be something, we would support a breakthrough at the top of the hedge line near the main road which could then join the existing path on the Public Open Space. Presumably, there is less ground-based wildlife activity that close to the road.
Please, let us keep private roads and paths private.

2025/01 **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.

Apologies were received from: Cllr Grief-Page - work

Resolved: For Planning & Highways Committee to accept apologies received.

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous

2025/02 **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

2025/03 **To resolve to exclude members of the press and public**
To resolve to exclude the press and public in accordance with Section 100A (4) of the Local Government Act 1972 as certain items may include the consideration of exempt information as defined in the respective paragraph of Part 1 of Schedule 12A of the Act.

No confidential items for consideration

2025/04 **Minutes**
To agree by resolution the Minutes of the last Planning & Highways Committee meeting held on the 23rd December 2024

Resolved: For Planning & Highways Committee to agree the Minutes 23rd December 2024.

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

2025/05 **Planning applications**
To consider the following application and comment as necessary:

a) **Application Number**: 24/02985/FUL

	Proposal:	Erection of 1 no. dwelling house and associated parking
	Location:	Land To Rear Of Easthill 35 Crewkerne Road Chard Somerset TA20 1HA
	Applicant:	Mr and Mrs P Johnson
	Application Type:	Full Application

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

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

b)	**Application Number:**	19/01053/FUL
	Proposal:	Proposed residential development for the erection of 94 dwellings, formation of vehicular access from Tatworth Road and associated works.
	Location:	Thorhild Tatworth Road Chard Somerset TA20 2NJ
	Applicant:	Mr E Khodabandehloo

Proposed: Cllr Eggins Seconded: Cllr Bulmer
Unanimous.

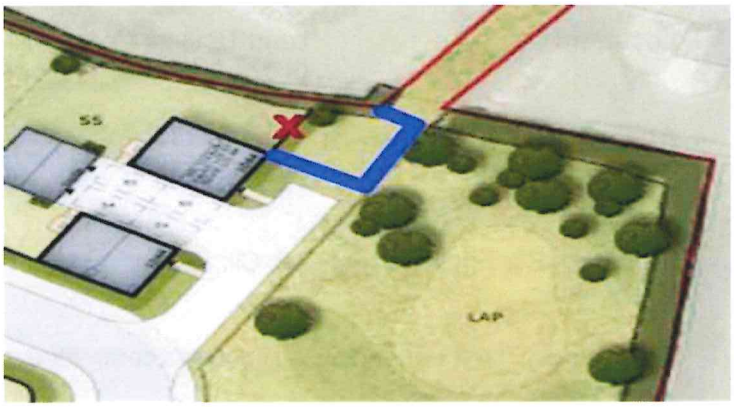
Resolved: That the Planning & Highways Committee do not support this application.

The Planning & Highways Committee acknowledged some matters had been partially addressed since the last submission of this application, however the following reasons for not supporting this application were as follows:

In summary, the latest updated objection from Chard Town Council is as follows:

- There are significant concerns over the proximity of the substation to adjacent proposed properties.
- The main access and egress is proposed at the 30mph changeover signing and the Highway Authority is requested to investigate moving this towards Tatworth as part of this development proposal.
- There are serious concerns over vehicles waiting and crossing the A358 into and out of the proposed development.
- There are significant concerns about badgers and other wildlife at the site and it is requested that revised observations and updated report should be undertaken.
- The closing off of the previously proposed pedestrian route via Holbear is welcomed but, to reinforce this, the garden of the adjacent plot 55 should be extended to

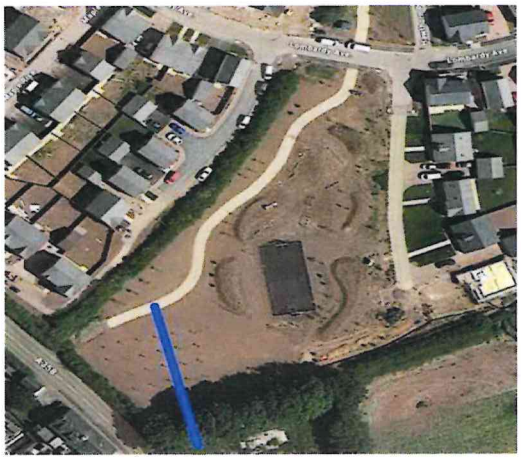
include the frontage to the track leading towards Holbear. This would remove our previous objection comment. An extract is shown below. The blue line proposal would enclose the are as garden for plot 55.



- The land forming the narrow track linking to Holbear should be landscaped with substantial wildlife friendly planting and the Council would welcome further discussions with the local residents of the Holbear community and ourselves with regard to this.

- Confirmation not to provide a footway link to Lime Close (western section) across the ransom strip is welcomed. We agree that this should now not be provided.

- The link towards the Tilia site play area and Lombardy Avenue/Forton Road junction is welcomed but should link in to the existing pedestrian already in the play area to Lombardy Avenue – thereby creating the link to the Forton Road Bus Stops and beyond. This is "offsite" but could be achieved by a financial contribution. Extended link shown in blue below.



- The well-established trees forming the windbreak for the Tilia site (previously the fields) appear to be removed and replaced with hedging. The Council considers that these trees should be retained.
  The trees are missing on the plan extract below.



A photograph of the tree windbreak is included below.



- The Council wishes to reinforce views that the Convent Junction is over capacity during peak periods (which are not always at traditional peak hours) and this and other committed development will exacerbate that situation.

- NHS facilities are massively over capacity in the Chard area, and this site will exacerbate that situation. What is the County Council and Somerset NHS doing to resolve this problem?

- It is considered that this site and other sites within the Local Plan local area will exacerbate flooding in Chard and should be part of a wider investigation.

The Planning & Highways Committee further agreed that a member of this committee should be in attendance at Somerset Council planning meeting for this application

2025/06 Tree applications

The Planning & Highways Committee noted there were not tree applications

2025/07 Date of next meeting

The next meeting of the Planning & Highways Committee will be Monday 24th February 2025.

The Committee Vice Chair Cllr Hussey thanked everyone present for their attendance and closed the meeting at 18.35

CHAIR:  **DATE:** 17-3-25