



Chard Town Council

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

Tel: 01460 239567 www.chard.gov.uk

Mayor Cllr. Jason Baker Interim Town Clerk Nick Randle

COUNCIL MINUTES

Minutes of a meeting of the Planning & Highways Committee held on Monday 19th August 2019 in the Town Hall, The Guildhall, Chard

Present: Cllr Mrs. Orchard (chair), Mrs. Morrison, Bulmer, Mrs. Wootton, Kenton and Mrs. Kenton

In Attendance: Nick Randle – Interim Town Clerk and Francesca Thompson – Administrative Officer (Finance)

There were No. #11 members of the public and No. #0 member of the press in attendance.

The meeting started at 6:30 pm

Public Participation Time

A member of the public spoke with concerns about 19/00074/FUL with regards to parking as they believed that the parking in the application was against Somerset County Council's parking regulations. The application did not provide enough garages or parking spaces to support the number of houses and people that may living there. A letter was sent to South Somerset District Council in January opposing the application, with photos of the traffic at peak times also sent in April. Lastly, impacts to the environment and the strain on local infrastructure were also highlighted.

A member of the public stated the increased number of people and cars 19/00074/FUL would bring would create a 'rat-run' between the A358 and Cuttifords Door, becoming a danger to pedestrians. Concerns were voiced about the excess of cars and increased on street parking on the surrounding roads. There is not enough infrastructure in the town to support a development of this size.

A member of the public spoke with regards to higher than average levels of road traffic accidents on the surrounding areas to 19/00074/FUL and would like to see figures from Highways of how many have taken place on these roads. The site has protected species including dormice and displacing the dormice would be against ecological law. Assurances that the ecological assessment has been carried out correctly has not been had.

A member of the public echoed concerns that the town did have developed infrastructure to support application 19/00074/FUL.

A member of the public spoke about the surrounding area of 19/00074/FUL being affected with stop-starting cars outside existing properties and a blind spot at the junction. There are currently traffic lights at Crimchard causing traffic problems that would be worsened with the development in place. Social housing has been planned too closely to existing properties.

2019/64. Apologies for absence and to consider whether to approve reasons given. (Please telephone, or email, your apologies to the Town Clerk) [LGA 1972 s85\(1\)](#).

Cllr. Shortland – Family commitments
 Cllr. Mrs Whittaker-Mather – Illness

Resolved - to accept the apologies and approve the reasons given

2019/65. Declarations of Interest. Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authorities ([Model Code of Conduct](#)) [Order 2007 SI No.1159](#). (NB this does not preclude any later declarations)

Councillor	Personal	Prejudicial	Planning reference	Reason
None				

2019/66. Planning & Highways Committee Meeting - Minutes - To confirm and sign the minutes of the previous meeting held on Monday 15th July 2019. (previously circulated). [LGA 1972, Sch. 12 para 41\(1\)](#).

Proposed: Cllr. Orchard
 Unanimous

Seconded: Cllr. Mrs Kenton

RESOLVED – that the minutes of Planning & Highways Committee meeting held on the Monday 15th July 2019 be signed as a correct record

The Chairman signed the minutes

2019/67. To consider the following planning applications: -

It was agreed that the agenda items be reordered to bring forward Crimchard Ward application 19/00074/FUL.

Crimchard Ward Cllr. Mrs J Orchard & Mrs J Kenton

1. 19/00074/FUL AMENDED PLANS The erection of 142 dwellings together with associated infrastructure including access/highway improvements, drainage and attenuation, play area, open space and landscaping. Land east of Crimchard, Chard, Somerset

AG

Proposed: Cllr. Mrs Kenton
Unanimous

Seconded: Cllr. Bulmer

RESOLVED – That this application should be refused due to the lack of parking, the impact on convent junction using up capacity in an unplanned way. Traffic conditions in Crimchard with cars accessing the A303 via Combe St Nicholas and Wadeford. Protected species of dormice are also evidenced in the plot. Out of phasing of the Chard strategic growth area, play area is isolated. A lack of infrastructure including schools, suitable roads and doctors would not support this application.

All members of public left the meeting

Avishayes Ward **Cllr. G Shortland & Mrs. C Morrison**

1. **19/01460/FUL** Erection of a single storey detached dwelling to rear with altered access; 15 Crewkerne Road, Chard TA20 1EZ
Mr. Chris Medland

LB

Proposed: Cllr. Mrs Morrison
For: 2 Abstentions: 3

Seconded: Cllr. Mrs Wootton

RESOLVED – That this application should be refused. The highway is not suitable for the volume of traffic egressing to the main road and an ecological appraisal should be investigated for protected species.

2. **19/01748/HOU** Erection of a two-storey rear extension and dormer windows to rear; 9 Victoria Avenue, Chard TA20 1HE
Mr. Ian West

PCT

Proposed: Cllr. Mrs Morrison
Unanimous

Seconded: Cllr. Mrs Kenton

RESOLVED – That this application should be approved.

Combe Ward **Cllr Ms. S. Wootton**

None received

Crimchard Ward **Cllr. Mrs J Orchard & Mrs J Kenton**

2. **19/01698/HOU** The erection of two storey side extension to dwelling; 12 Phelps Close, Chard TA20 1EA
Mr. Simon Vincent

CC

Proposed: Cllr. Mrs Kenton
Unanimous

Seconded: Cllr. Mrs Morrison

RESOLVED – That this application should be approved.

- 3. 19/01789/FUL** Agricultural crop storage building and livestock building: Home Farm, Hornsbury Hill, Chard TA20 3DB
Mr Walker

LB

Proposed: Cllr. Mrs Kenton
Unanimous

Seconded: Cllr. Mrs Morrison

RESOLVED – That this application should be approved.

- 4. 19/01842/HOU** Removal of existing conservatory and construction of single storey extension to rear and side of existing property; 11 Langdon Close, Chard TA20 1DP
Mr. Peter Barge

PCT

Proposed: Cllr. Mrs Kenton
Unanimous

Seconded: Cllr. Kenton

RESOLVED – That this application should be approved.

Holyrood Ward

- 1. 19/01925/COU** Change of use from insurance broker (use class A2) to clinic (Use class D1): 32A Fore Street, Chard, TA20 1PT
Kerry Wratten & Rachel Moon

CC

Proposed: Cllr. Mrs Morrison
Unanimous

Seconded: Cllr. Mrs Kenton

RESOLVED – That this application should be approved.

- 2. 19/01788/HOU** The erection of single storey side extension to dwelling and replacement garage roof; 18 Brutton Way, Chard TA20 2HB
Mr Shaun Boyland

PCT

Proposed: Cllr. Mrs Morrison
Unanimous

Seconded: Cllr. Bulmer

RESOLVED – That this application should be approved.

- 3. 19/01509/HOU** Erection of trellis panels to an existing boundary fence (retrospective); 111 High Street, Chard, TA20 1QT
Mr. Leslie Hamilton

CB

Proposed: Cllr. Mrs Morrison
Unanimous

Seconded: Cllr. Mrs Kenton

RESOLVED – That this application should be approved.

Jocelyn Ward

Cllrs D. Bulmer & Mrs. M Whittaker-Mather

1. 19/01351/ADV Proposed signage to new Lidl store development. Comprising 2no illuminated pole signs, 3no large illuminated billboard signs, 2no small illuminated billboard signs, 1no illuminated poster display unit, 1no small illuminated logo, 1 no. large illuminated logo.(all signage previously approved under application ref. 18/03732/ADV. details of illumination and height of large illuminated logo sign amended from previous approval); Brecknell Willis and Co. Ltd, Tapstone Road, Chard, TA20 2DA

CC

Proposed: Cllr. Bulmer
Unanimous

Seconded: Cllr. Mrs Kenton

RESOLVED – That this application should be approved.

Shepherds Lane Ward Cllr A Kenton

None received

2019/68. Planning Applications for information only

None received

2019/69. Tree Preservation Orders for information only

1. 19/02105/TPO Application to carry out tree works to 6 trees shown within the SSDC (Chard No. 2) 2010 Tree Preservation Order, Confirmed 6.1.11; Land at Jarman Way, Chard TA20 1FD

Noted

2019/70. Correspondence

None received

2019/71. Highways

None received

**2019/72. To receive notification of Planning Determinations received from
SSDC**

None received

COMMITTEE MEMBERS

Councilors: **Mrs. Orchard (Chair) Mrs. Morrison, MS Wootton, Shortland,
MS Whittaker-Mather, Bulmer, Mrs. Kenton and Kenton**

PLEASE NOTE: The Town Council act as a consultee for planning matters. District and County Councillors who sit on this committee reserve the right to amend their views, and decisions, when applications are discussed at District level.

There being no further business the meeting ended at 7:13pm.