



Mayor: Clir 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: Full Application

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:

APPLICANT:

DESCRIPTION:

Listed Building Consent

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

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.
- Concern regarding the suitability of the ground for the football pitch
- 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.

-	thanked everyone present for their attendance
CHAIR:	DATE: