



Chard Town Council

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

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Mayor: Cllr Jason Baker Town Clerk: Paul Russell

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 14th February 2022, commencing at 18:30pm in The Townhall, Fore Street, Chard TA20 1PP.

MEMBERS PRESENT: Cllr Wootton (Chair), Cllr Brown, Cllr Morrison, Cllr Eggins and Cllr Williams.

ALSO PRESENT: Paul Russell, Town Clerk, and Beverley Newman, Democratic Services Officer

Public Participation Time

There were 2 members of the public present. The following matters were raised:

- Concern was expressed regarding planning application 21/03798/S7S for a drive through café. A business had spent a number of years building up a small mobile take away business based at this location and there was concern that this application would undermine this and other businesses in the area;
- Cllr Baker expressed his opinion regarding inaccurate information posted on Social Media platforms. Cllr Baker indicated that he would be raising this matter at the next Full Council meeting on 14th March 2022.

2021/62 APOLOGIES FOR ABSENCE

All committee members were present.

2021/63 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr Brown: 21/03798/S7S – business owner in the area.

2021/64 MINUTES

Proposed: Cllr Williams

Seconded: Cllr Brown

For: Cllr Brown, Cllr Morrison, Cllr Williams & Cllr Wootton

Abstention: Cllr Eggins – not present at the last meeting

RESOLVED that the minutes of the Planning & Highways Committee meeting held on the 25th January 202 be agreed and signed as a correct record.

2021/65 PLANNING APPLICATIONS

Committee agreed to submit the responses below to the following planning applications received:

APPLICATION:

21/03792/FUL

LOCATION:

Land OS 3800 Chaffcombe Road, Chard,
Somerset

DESCRIPTION: Erection of a 12x8m agricultural warehouse for the storage of agricultural machinery (tractor etc & farmed produce) and the erection of a smaller ancillary agricultural building for the storage of animal feed & planting supplies and associated access track

COMMENT: No objection
Proposed: Cllr Brown, Seconded: Cllr Morrison
Unanimous

APPLICATION: 21/03778/FUL
LOCATION: Land to The Rear of 32 Fore Street, Chard, Somerset TA20 1PT

DESCRIPTION: The erection of a detached dwellinghouse
COMMENT: Recommend refusal to this application on the following grounds:

- The proposal would result in overdevelopment of the site;
- Concerns had been raised regarding the effect the application would have on parking in this location;
- The access was considered inadequate.

Proposed: Cllr Morrison Seconded: Cllr Brown
Unanimous

APPLICATION: 21/03793/FUL
LOCATION: Land North of Chaffcombe Road Chard Somerset

DESCRIPTION: Change of use of agricultural land and Erection of a single storey detached Passivhaus

COMMENT: Recommend refusal to this application for the following reasons:

- The proposal did not conform with the existing Local Plan and was not located within any identified development sites;
- The location plan provided was inadequate.

Proposed: Cllr Morrison, Seconded: Cllr Williams
For: Cllr Eggins, Cllr Morrison, Cllr Williams & Cllr Wootton
Against: Cllr Brown

NOTE: Cllr Brown left the meeting at 18.48 and returned at 18.50

APPLICATION: 21/03802/HOU
LOCATION: 17 St Mary's Close, Chard TA20 2EE

DESCRIPTION:	Rear single-storey extension, removal of existing chimney and internal alterations to existing dwelling house.
COMMENT:	No Objection
Proposed:	Cllr Morrison Seconded: Cllr Brown
	Unanimous
APPLICATION:	21/03799/OUT
LOCATION:	Land South of Tapstone Road, Chard, Somerset
DESCRIPTION:	Outline application for the creation of up to 200sqm of cafe/drive through (Use Class E and Sui Generis) floorspace with associated works. All matters reserved.
COMMENT:	Committee RESOLVED to defer consideration of this application until the following matters had been clarified by the planning department: <ul style="list-style-type: none"> • The existing foundations under car park was not clear and could lead to additional possible drainage issue; • A reply was still awaited regarding clarification on the reason for the request for condition 9, Planning Application 21/03798/S73; • Concerns had been raised by local businesses.
Proposed:	Cllr Morrison, Seconded: Cllr Eggins
For:	Cllr Eggins, Cllr Morrison, Cllr Williams and Cllr Wootton
Abstention:	Cllr Brown – Declaration of interest
APPLICATION:	21/03800/FUL
LOCATION:	Land South Of Tapstone Road, Chard, Somerset
DESCRIPTION:	Full planning application for the refurbishment, sub-division and partial demolition of existing commercial building including associated works
COMMENT:	No objection
Proposed:	Cllr Morrison, Seconded: Cllr Brown
For:	Cllr Brown, Cllr Eggins, Cllr Morrison and Cllr Wootton
Against:	Cllr Williams
APPLICATION:	21/02624/HOU
LOCATION:	Buderim Sopers Field, Chard, TA20 2HT
DESCRIPTION:	Demolition of single garage and erection of double garage
COMMENT:	No Objection
Proposed:	Cllr Morrison, Seconded: Cllr Eggins
	Unanimous

APPLICATION: 21/03745/FUL
LOCATION: Old Telephone Exchange, East Street,
Chard, Somerset
DESCRIPTION: Change of use of proposed area within
larger site from B1,B2 and B8 to Sui Generis
for wildlife rescue (RETROSPECTIVE)
COMMENT: No Objection subject to ensuring that the
animal husbandry is adhered to and the size
of animal remains small.
Proposed: Cllr Morrison, Seconded: Cllr Brown
Unanimous

2021/72 TREE APPLICATIONS

There were no Tree Applications to consider.

2021/73 OTHER MATTERS

- (a) **Pre-Application information** – Committee noted the information received.

2021/74 DATE OF NEXT MEETING

- (a) Committee noted that the next meeting of the Planning & Highways Committee would be held on Monday 14th March 2022 at 18:30pm in The Town Hall, Fore Street, Chard TA20 1PP.

The Chair thanked Members for their attendance and closed the meeting at 19.15 pm.

CHAIR:

DATE: