



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 March 2022 commencing at 18:30pm in The Guildhall, 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, Cllr Baker & Cllr Carnell.

Public Participation Time

There were 20 members of the public present. The following matters were raised:

- Concern regarding disruption to local businesses due to the ongoing HSHAZ programme of street scene improvements. Chard Town Council, South Somerset District and Somerset County Councils had been sent letters on this subject where full details of the concerns and requests were outlined. A written response to the issues raised would be provided;
- The following comments were shared on planning application 22/0023/FUL
 - The map showed the site line going through the adjacent property;
 - There would be a significant loss of green space and increase to hard surfacing;
 - There was allocation of 25 car parking spaces but only 2 electrical charging points;
 - The drainage report lacked detail.

2021/75 APOLOGIES FOR ABSENCE

All Committee Members were present.

2021/76 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Brown: Prejudicial (Business Owner) – 21/03799/OUT

2021/77 MINUTES

Proposed: Cllr Eggins

Seconded: Cllr Morrison

Unanimous

RESOLVED that the minutes of the Planning & Highways Committee meeting held on 14th February 202 be amended as agreed and signed as a correct record.

2021/78 PLANNING APPLICATIONS

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

APPLICATION: 21/01506/HOU/
LOCATION: 21A High Street Chard TA20 1QF
DESCRIPTION: The removal of rear kitchen window, opening re-formed for new window and entrance door.
COMMENT: No objection

Proposed: Cllr Brown Seconded: Cllr Williams
Unanimous

APPLICATION: 22/00205/HOU/
LOCATION: 180 King Ine Close South Chard TA20 2JQ
DESCRIPTION: Proposed one single storey extension to front elevation, one single storey extension to rear elevation and internal alteration works
COMMENT: No objection

Proposed: Cllr Brown Seconded: Cllr Morrison
Unanimous

APPLICATION: 22/00346/HOU/
LOCATION: Willowdene Bews Lane Chard Somerset
DESCRIPTION: Alterations, first floor side extension and front porch
COMMENT: No objection

Proposed: Cllr Morrison Seconded: Cllr Brown
Unanimous

APPLICATION: 22/00233/FUL
LOCATION: Land Between Furnham Road and Chaffcombe Road, Chard, Somerset
DESCRIPTION: Erection of a two-storey, 66-bed care home for older people (Use Class C2) with associated services, access, car parking and landscaping.
COMMENT: The following concerns were raised:

- Concerns were expressed that the proposed access and egress to the site onto a busy main road could be considered detrimental to highway safety;
- The proposal had not provided adequate car parking bearing in mind the limited public transport infrastructure in place;

- There was concerns that there would be significant 'Run off' from the proposed hard standing area that was known to be a saturated area when wet.

It was recommended that the application be accepted subject to the following recommendations being taken into account:

- That the Highways Officer review the practicalities and safety of the proposed entrance taking into consideration the concerns expressed above;
- That provision of more data on how the 'Run off' capacity from the increased hard surfacing had been calculated and assess whether the submitted mitigation proposals were adequate given the recent issues of flooding experienced in Chard.

Proposed: Cllr Morrison Seconded: Cllr Brown
 For: 4
 Abstention: 1

Revisited Application

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:

- 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.

Proposal: The planning application be deferred again given council the committee have not received answers to two of their 3 queries

Proposed: Cllr Morrison Seconded: Cllr Williams
For: 4
Abstention: 1

2021/79 TREE APPLICATIONS

There were no Tree Applications to consider.

2021/80 DATE OF NEXT MEETING

- (a) Committee noted that the next meeting of the Planning & Highways Committee would be held on Tuesday 29th 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 18.55 pm.

CHAIR:

DATE: