



CHARD TOWN COUNCIL

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

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Mayor: Cllr Martin Carnell Town Clerk: Paul Russell

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 23rd May 2022, commencing at 19:00 hours in The Town Hall, Fore Street, Chard TA20 1PP.

MEMBERS PRESENT: Cllr Claire Brown (Chair), Cllr Tim Eggins, Cllr Andi Grief-Page, and Cllr Claire Richter.

Public Participation Time

No members of the public were present. No matters were raised.

2022/01 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Martin Carnell (holiday), Cllr Jason Hawkes (personal) and Cllr Shakil Hassan (work).

2022/02 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Brown: Planning Application 21/03799/OUT (personal)

2022/03 MINUTES

Proposed: Cllr Eggins Seconded: Cllr Richter
Unanimous

RESOLVED that the minutes of the Planning & Highways Committee meeting held on the 29th March 2022 be agreed and signed as a correct record.

2022/04 PLANNING APPLICATIONS

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

APPLICATION:	22/00675/S73
LOCATION:	15 Vicarage Close Chard Somerset TA20 2HH
DESCRIPTION:	S73 Application to vary Condition 02 (approved drawings) to extend the existing dormer across the new extension, thus altering its external approved appearance of Planning Consent 20/01264/HOU; Erection of a single storey extension to side of dwelling and change of cladding to dormer.
UPDATE:	Approved with conditions

APPLICATION: 22/00289/FUL
LOCATION: 1,3,4 And 5 The Hollies Crimchard, Chard Somerset
DESCRIPTION: Proposed renovation and alteration works
COMMENT: Proposed Cllr Grief-Page, seconded Cllr Richter. Unanimous
No objection

APPLICATION: 22/00735/HOU
LOCATION: 34 Middle Touches Chard TA20 1NX
DESCRIPTION: Erection of a single storey extension to rear of dwelling & to reduce garage to standard garage length
COMMENT: Proposed Cllr Eggins, seconded Cllr Richter. Unanimous
No objection

APPLICATION: 22/00877/HOU
LOCATION: 32 Stringfellow Crescent Chard TA20 1ET
DESCRIPTION: The erection of two storey side extension to dwelling
UPDATE: Approved with conditions

APPLICATION: 21/01504/FUL
LOCATION: 23 High Street Chard TA20 1QF
DESCRIPTION: Change of use of ground floor to residential use and formation of two flats. General alterations and renovation/repairs to ground floor (two flats), and first floor existing flat.
UPDATE: Withdrawn

APPLICATION: 21/01505/LBC
LOCATION: 23 High Street Chard TA20 1QF
DESCRIPTION: Change of use of ground floor to residential use and formation of two flats. General alterations and renovation/repairs to ground floor (two flats), and first floor existing flat.
UPDATE: Withdrawn

APPLICATION: 22/00890/LBC
LOCATION: The Choughs Hotel High Street Chard Somerset TA20 1QB
DESCRIPTION: Proposed Internal Refurbishment Works
COMMENT: Proposed Cllr Grief-Page, seconded Cllr Richter. Unanimous
Support the 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: Proposed Cllr Grief-Page, seconded Cllr Richter. Unanimous
Committee **RESOLVED** to object to this planning application for the following reasons:

- Council considered that the size of the plot to create a café/drive though was too small to accommodate the volume of traffic that would be generated by the proposed use;
- The area available was not sufficient to meet the basic requirements for such a development in terms of accommodating minimum vehicle numbers, both from a parking point of view and the potential number of vehicles that would drive through the unit;
- The access to the nearby petrol station and supermarket was too close to the outline proposal. Council considered that this could create potential traffic jams and possible blocking of access into the supermarket;
- The highway generated a high volume of traffic at certain times of the day and the proposal could affect the flow of that traffic;
- Concerns had been raised by local businesses.

APPLICATION: 22/00513/HOU
LOCATION: 46 Fairway Rise Chard Somerset TA20 1NT
DESCRIPTION: Erection of a single storey extension
UPDATE: Approved with conditions

APPLICATION: 22/00474/ADV
LOCATION: The Choughs Hotel High Street Chard Somerset TA20 1QB
DESCRIPTION: Replacement of 7 no. external signs
COMMENT: Proposed Cllr Grief-Page, seconded Cllr Richter. Unanimous
Support the application.

APPLICATION: 22/00475/LBC
LOCATION: The Choughs Hotel High Street Chard Somerset TA20 1QB

DESCRIPTION: Replacement of 7 no. external signs
COMMENT: Proposed Cllr Grief-Page, seconded Cllr Richter. Unanimous Support the application.

2022/05 TREE APPLICATIONS

Committee noted that no Tree Applications had been received.

2022/06 AFFORDABLE HOUSING:

Committee considered the request received from Nether Stowey Parish Council regarding housing developments and the removal of affordable housing from developments on the basis of non-viability.

Following discussion, it was agreed to nominate Cllr Brown and Cllr Eggins to attend the initial meeting to be hosted by SALC and to represent Chard town Council.

2022/07 DATE OF NEXT MEETING

Following discussion, Committee agreed to amend its meeting dates and meet prior to the Full Council meetings when held.

The next meeting of the Planning & Highways Committee will be held on Monday 20th June 2022 at 6:30pm in the Guildhall, Town Hall, Fore Street, Chard TA20 1PP.

The Chair thanked Members for their attendance and closed the meeting at 7:26pm.

CHAIR:

DATE: