

North Petherton Town Council

Planning

Minutes of the Planning Meeting of North Petherton Town Council held at Ferrrydown House North Petherton at 7:30 pm on 20th June 2016

Committee Members Present :- Councillor J Barham
Councillor A Bradford
Councillor J Hesketh
Councillor Mrs L Hyde
Councillor R Ives
Councillor G Jones
Councillor Mrs H Phillips
Councillor W Revans
Councillor P Spencer
Councillor J Taylor

Also in Attendance :- Ms C Firkins - RPS
Ms R Randall- SDC
Ms D de Vries - SDC
Mr P Toweres - Bloor Homes
Mr R T Latham - Clerk
and several members of the public

P46/2016 Apologies

Apologies were received from Cllr Mrs Denham

P47/2016 Declarations of Interests

There were no declarations of interest

P48/2016 Minutes of Previous Meeting

The minutes of the meeting held on 16th May 2016 were approved as a correct record, subject to Cllr Jones and Cllr Taylor being recorded as present and Cllr Hesketh as absent

P49/2016 Matters Arising

Cllr Mrs Hyde reported that there were still serious traffic problems and congestion in the Mill Street area. Resolved: that an item be placed on a future agenda to discuss this.

P50/2016 Presentation

Cheryl Firkins from RPS gave a presentation on the plans for the Country Park in Wilstock and Stockmoor (37/16/00040). Paul Towers from Bloor Homes was also present to answer questions. Rebecca Randall and Dawn de Vries from Sedgemoor DC were also in attendance to provide further explanations and comments as necessary. After the presentation Councillors and Members of the public raised a number of issues, including the following:

There was no direct access from Wilstock onto the cycle path.

There was no lighting.

Management and maintenance of the park could possibly be undertaken by a specially formed management company, initially funded by a commuted lump sum from the developers.

No additional dog bins were being provided.

The only disabled access would be along the cycle path.

The grass would be cut twice a year, which was considered insufficient.

Members of the public were adamant that there should be a safe link directly between the two villages.

There was no possibility of the park being developed at a later date.

No causeway was proposed to address safety issues.

No additional car park was proposed to cater for visitors from further afield.

Depending upon the approval process, the scheme should be completed in 6 months.

After detailed discussion it was

Resolved: to defer a decision until the next Council meeting to allow the developers, in consultation with planning officers, to amend the plans to address the issues raised.

P51/2016 Community Time

No further matters were raised in Community time.

P52/2016 New Planning Applications for Consideration

The following applications were considered:

P52/2016- 1	37/16/00033	Plot Ref :-	Type :-	Full
	Applicant Name :-	A Cridland	Date Received :-	08/06/2016
	Location :-	9 Pilots Helm North Petherton TA6 6TB	Date Returned :-	22/06/2016
	Proposal :	Erection of single storey extension to side (North) elevation 30th June 2016		
	Observations :	No objection		

P52/2016- 2	37/16/00040	Plot Ref :-	Type :-	Full
	Applicant Name :-	Bloor Homes & Persimmon Homes	Date Received :-	25/05/2016
	Location :-	Land to North of Campion Way North Petherton	Date Returned :-	
	Proposal :	Laying out of the country park, including footpaths, cycleways, bridges, a play area and extensive new planting and retrospective planning permission for constructed drainage features		
	Observations :			

P52/2016- 3	37/16/00041	Plot Ref :-	Type :-	Full
	Applicant Name :-	J Quick	Date Received :-	25/05/2016
	Location :-	2 Manor Cottage Primore Road West Newton TA7 0BZ	Date Returned :-	22/06/2016
	Proposal :	Erection of two storey extension to East elevation on site of existing garage, to be demolished. 13th June		
	Observations :	No objection		

P52/2016- 4	37/16/00043	Plot Ref :-	Type :-	Full
	Applicant Name :-	Somerset Care Ltd	Date Received :-	01/06/2016
	Location :-	Land at Stockmoor Village Taunton Road North Petherton	Date Returned :-	22/06/2016
	Proposal :	Application to replace plans approved under Planning Permission 37/08/00203 to show changes to the care home, including internal alterations, installation of 3 additional rooflights and changes to the layout of the grounds. 20th June 2016		
	Observations :	Object on the grounds that the applicataion now represents over development of the site		

P52/2016- 5 37/16/00044 Plot Ref :- Type :- Full
Applicant Name :- J Southcombe Date Received :- 08/06/2016
Location :- 2 McCreath Close Date Returned :- 22/06/2016
North Petherton
TA6 6RP
Proposal : Erection of a two storey extension to side SE elevation
30th June 16
Observations : No objection

P52/2016- 6 37/16/00045 Plot Ref :- Type :- Full
Applicant Name :- SCC Date Received :- 08/06/2016
Location :- Somerset Bridge CPS Date Returned :- 22/06/2016
Stockmoor Drive
North Petherton
TA6 6LG
Proposal : Construction of a new 16 space car park with hardstanding and new playground
extension
24th June 2016
Observations : Support

P52/2016- 7 37/16/00046 Plot Ref :- PLOT B Type :- Full
Applicant Name :- M & J Pynes Date Received :- 11/06/2016
Location :- Plot B Regional Rural Bus Cent Date Returned :- 22/06/2016
Bridgwater Road
North Petherton
TA6
Proposal : Variation of condition 2 of planning permission 37/15/00019 to amend the list of
approved plans to reflect the change of roof to apex type and cladding to be vertical
profile on the east and south elevations
4th July 2016
Observations : No objection

P52/2016- 8 37/16/00047 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Cox Date Received :- 13/06/2016
Location :- 24 Hyde Park Avenue Date Returned :- 22/06/2016
North Petherton
TA6 6SL
Proposal : Erection of single storey extension to NE elevation to form wet room
4th July 16
Observations : Support, the alterations are needed to make the premises suitable for a member of
the applicant's family

P53/2016 Items for Payment

The following payments were approved:

A Bradford	£25.00
Zurich Insurance	£1,199.46
A B Memorials	£405.00
N Petherton Bowling Club	£498.35
Zurich Insurance (NPPFCT)	£470.32

P54/2016 Matters of Report

Cllr Mrs Hyde reminded members that the Planning authority were holding a consultation event on the Local Plan at the Community Centre in North Petherton on 12th July 2016.

Cllr Jones reported that the bus stop on the A38 north bound past the lights was still flooding.

Cllr Bradford suggested that it would be useful if Members could meet on site to look at the plans for the Country Park and it was agreed that this should take place at 7:00 pm on 27th June.

Cllr Phillips felt that Sustrans should be consulted with regard to the application.

Cllr Bradford reminded the meeting that the Civic service would take place at Moorland on 11th September in the afternoon.

Cllrs Revans, Taylot, Barham and the Clerk agreed to meet on the afternoon of 28th June to discuss the neighbourhood plan

Cllr Taylor briefed Members on the current position with regard to the Huntworth railway bridge.

Cllr Mrs Phillips and Cllr Bradford asked the Clerk if he could enrol them on the forthcoming "Bridging the Gap" conference.

The Meeting closed at : 9:15 pm

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council