

# North Petherton Town Council

## Planning

Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton at 7:30 on 18th July 2016

Committee Members Present :- Councillor J Barham  
Councillor Mrs M Denham  
Councillor Mrs L Hyde  
Councillor R Ives  
Councillor P MacLaurin  
Councillor Mrs H Phillips  
Councillor Mrs L Spelman-Ives  
Councillor P Spencer  
Councillor J Taylor

Also in Attendance :- Mr S Martin SDC  
Mr R Latham Clerk  
10 members of the public

### **P55/2016 Apologies**

Apologies were received from Cllr A Bradford and Cllr W Revans

### **P56/2016 Declarations of Interests**

Cllr Taylor informed the meeting that he knew the applicant in number 37/16/00038, and took no part in the discussion on this application.

### **P57/2016 Presentation on the Local Plan**

Stuart Martin from Sedgemoor DC gave a presentation on the current consultation exercise being undertaken on the emerging Local Plan. New proposals had been brought forward for North Petherton involving the creation of a by-pass which would be funded by new development. Three options had been suggested: a dedicated by-pass that skirted the new development; a roadway through the various areas of the development; and separate parcels of development without any form of by-pass. Councillors and members of the public raised a number of questions during the presentation. The following points were made:

Initial reaction to the by-pass proposals at the recent public consultation had been mixed, but it was generally agreed that something had to be done to address the traffic problems in the area.

Although it was not in the Planning Authority's control, any new development was likely to be from 2018 onwards.

The major developments at Monkton Heathfield would have a significant impact on traffic problems in the town

There was a pressing need for improvements to other public infrastructure, such as schools and health facilities, as well as for roads.

It was important to retain the character of the town, and this was something that the new Neighbourhood Plan could address.

New development on the scale proposed would generate a substantial amount of money from the Community Infrastructure Levy, although it was not known exactly how much this might be.

Resolved: that Mr Martin be thanked for his presentation, and the Clerk be asked to formulate a draft response to the consultation from the Council.

### **P58/2016 Minutes of Previous Meeting**

The minutes of the meeting held 20th June 2016 were agreed subject to it being noted that the name of the representative from Bloor Homes was Mr Talbot.

### **P59/2016 Matters Arising**

Further to minute P50/2016, the Clerk was asked to write to Bloor Homes to find out what was happening to the former compound area in Wilstock.

### **P60/2016 New Planning Applications for Consideration**

The following applications were considered;

P60/2016- 1 37/16/00038 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs R Hall Date Received :- 25/06/2016  
Location :- Wisteria Farm Date Returned :- 19/07/2016  
Little Moor Drove  
Fordgate  
TA7 0AP  
Proposal : Change of use and conversion of barn to dwelling  
16th July 2016  
Observations : Support, ssuming that there will be a satisfactory resolution of the flood plain issue

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P60/2016- 2 37/16/00048 Plot Ref :- Type :- Full  
Applicant Name :- A Bradley Date Received :- 20/06/2016  
Location :- The Stables, Winslade Farm Date Returned :- 19/07/2016  
Huntworth Lane  
Moorland  
TA7 0AS  
Proposal : Erection of double garage with first floor storage area  
24 th July 2016  
Observations : Object on the grounds that the building will be too high in relation to surrounding buildings.

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P60/2016- 3 37/16/00050 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs M Hayhurst Date Received :- 02/07/2016  
Location :- 2 Date Returned :- 19/07/2016  
Baymead Lane  
North Petherton  
TA6 6QB  
Proposal : Erection of two storey extension to side (North) elevation and single storey extension to rear (West) elevation, partly on site of existing (to be demolished), formation of parking, turning area and setting back vehicular access.  
24th July 2016  
Observations : Support as an improvement to the housing stock

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P60/2016- 4 37/16/00051 Plot Ref :- Type :- Full  
Applicant Name :- Boulter Mead Date Received :- 12/07/2016  
Location :- Land Date Returned :- 19/07/2016  
Huntworth Way  
North Petherton  
TA6 6FA  
Proposal : Erection of building to form industrial unit  
4th August 16  
Observations : Support as a benefit to the local economy

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