

North Petherton Town Council

Planning

Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton at 7:30 pm on 21st November 2016

Committee Members Present :- Councillor J Barham
Councillor A Bradford
Councillor Mrs M Denham
Councillor J Hesketh
Councillor Mrs L Hyde
Councillor R Ives
Councillor P MacLaurin
Councillor Mrs H Phillips
Councillor B Sellick
Councillor Mrs L Spelman-Ives
Councillor P Spencer

Also in Attendance :- R T Latham Clerk

P89/2016 Apologies

Cllr W Revans, Cllr J Taylor and Cllr G Jones

P90/2016 Declarations of Interests

Cllr Sellick declared an interest in application 37/16/00079 as the applicant was known to him

P91/2016 Community Time

No matters were raised

P92/2016 Minutes of Previous Meeting

The minutes of the meeting held on 17th October 2016 were approved as a correct record

P93/2016 Matters Arising

Cllr Sellick reported on a meeting that had taken place with County Council Officials in Showground Road to discuss parking and other problems. Traffic calming measures had been suggested and County Councillor Brown had agreed to contact the police. It was pointed out that work on the Colley Lane project was due to begin in the new year and it was agreed that the County Council should be asked to incorporate solutions to the Showground Road problems in those proposals

P94/2016 New Planning Applications for Consideration

There following applications were considered

P94/2016- 1	37/16/00070	Plot Ref :-	Type :-	Change Use
	Applicant Name :-	F Crump	Date Received :-	02/11/2016
	Location :-	The Bungalow Coxhill North Newton TA7 0BT	Date Returned :-	21/11/2016
	Proposal :	Retention of change of use of building to be used for dog grooming business		
		21st Nov 16		
	Observations :	No Objection		

P94/2016- 2	37/16/00073	Plot Ref :-	Type :-	Full
	Applicant Name :-	A Murray	Date Received :-	24/10/2016
	Location :-	Winslade Farm Huntworth Lane Moorland	Date Returned :-	21/11/2016

TA7 0AS

Proposal : Change of use and conversion of barn to holiday accommodation

14th Nov 16

Observations : No objection, but there are concerns about access from a narrow lane which has already seen developments recently on the opposite side of the road. There was also continuing concern about building in areas liable to flooding

P94/2016- 3 37/16/00076

Plot Ref :-

Type :-

Full

Applicant Name :- A Bradley

Date Received :-

04/11/2016

Location :- The Stables, Winslade Farm
Huntworth Lane
Moorland
TA7 0AS

Date Returned :-

21/11/2016

Proposal : Erection of detached garage with first floor office/storeroom

26th Nov 16

Observations : No objection but concerns about access and flooding as for application 37/16/00073

P94/2016- 4 37/16/00077

Plot Ref :-

Type :-

Full

Applicant Name :- H Griffin

Date Received :-

04/11/2016

Location :- Eden House
Spanish Hill
North Petherton
TA6 6NB

Date Returned :-

21/11/2016

Proposal : Erection of single storey extension to west elevation, partly on site of porch, to be demolished; two storey/single storey extension to North elevation, partly on site of existing (to be demolished:) single storey extension to South elevation; erection of double garage; blocking up of existing access with 1.8m high fence and formation of new vehicular access

26th Nov 16

Observations : No objection

P94/2016- 5 37/16/00078

Plot Ref :-

Type :-

Full

Applicant Name :- Dr and Mrs S Kelly

Date Received :-

10/11/2016

Location :- Boringdon House
Newton Road
North Petherton
TA6 6SN

Date Returned :-

21/11/2016

Proposal : Repair and alterations to surgery

2nd Dec 16

Observations : No objection

P94/2016- 6 37/16/00079 Plot Ref :- Type :- Full
Applicant Name :- D Norman Date Received :- 07/11/2016
Location :- Springfield House Date Returned :- 21/11/2016
 Maunsel Road
 North Newton
 TA70 BW
Proposal : Erection of conservatory to NW elevation of garage

 27th Nov 16
Observations : No objection

P94/2016- 7 37/16/00081 Plot Ref :- Type :- Prior App
Applicant Name :- I Millington Date Received :- 10/11/2016
Location :- Land to West of Date Returned :- 21/11/2016
 Woolmersdon House
 Rhode
 TA5 2BP
Proposal : Prior approval of the proposed change of use of agricultural building to dwelling

 1st Dec 16
Observations : No objection but concerns about access on a bend on a narrow lane

P94/2016- 8 37/16/00082 Plot Ref :- Type :- Full
Applicant Name :- Zeal Hotels Bridgwater Ltd Date Received :- 20/11/2016
Location :- Land at Rural Business Centre Date Returned :- 21/11/2016
 Market Way
 North Petherton
 TA6 6DF
Proposal : Application to vary condition 2 of Planning permission 37/15/00072 to amend the plans listed in Schedule A and amend the proposal description to " Erection of five storey building to form a 128 bedroom hotel and associated infrastructure, access, landscaping and parking.

 12 Dec 16
Observations : Object on a number of grounds relating to parking and intensification of an inappropriate use in the rural business park. The Clerk to take advice from the Council's planning consultant on how to express these in the most constructive manner Following advice the ensuing comments were made:
North Petherton Town Council objects to application 37/16/00082 on the grounds that it is an intensification of a non-business use (B1, B2 and B8 class uses) on a Business Park. A hotel is a C1 use within the Use Classes Order.

In permitting a hotel within a Business Park (Application 37/15/00072), the District Council have gone against Core Strategy Policy D11: Economic Prosperity, which seeks to retain employment land within employment uses. Given a national hotel chain is located within a quarter of a mile of the site, the case cannot be made that there is a need for this development which overrides the need to retain land in employment use for perpetuity.

The Town Council is further concerned about the transport, traffic and road safety implications of this intensified proposal, and objects on these grounds.

P95/2016 Items for Payment

The following payments were approved:

Greenslades	£1,454.17
N Newton Playing Fields Ass.	£657.00
Viking	£230.17
A B Memorials	£200.00
Grant Tornton	£480.00
Royal British Legion	£150.00
J Wagstaff	£64.75
GWB Services	£2400.00
GWB Services	£100.00

It was agreed that the Finance and General Purposes Commiittee meet in February to discuss matters relating to the street cleaning contract.

P96/2016 Matters of Report

It was noted that major traffic problems were still being experienced despite the measures that had been taken.

Cllr Mrs Hyde and Cllr Mrs Denham raised the issue of school transport. The County Council had stated its intention to withdraw the service taking children from North Petherton to the Robert Blake School. It was pointed out that there wasn't a safe route for pedestrians crossing the new roundabout. Cllr Bradford proposed that a meeting should be held with the County Council to establish the facts and raise local concerns particularly about children's health and safety. It was agreed that the Clerk write to the County to arrange this.

The Meeting closed at : 8:45 pm

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council