Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton on Monday 19th June 2017 at 7:00 pm

Committee Members Present: Councillor J. Barham, Councillor Mrs M. Denham, Councillor Mrs L. Hyde, Councillor W. Revans, Councillor P. Spencer, Councillor J. Taylor

Also in Attendance: R. T. Latham, Town Clerk

40 members of the public

P045 Apologies

Apologies were received from: Cllr A. Bradford, Cllr Mrs L. Spelman-Ives, Cllr P. MacLaurin, Cllr B. Sellick, Cllr J. Hesketh, Cllr R. Ives, Cllr G. Jones and Cllr Mrs H. Phillips

P046 Declarations of Interests

Cllr Revans declared an interest in application 37/17/00049 and left the room whilst the matter was discussed. Cllr Taylor declared an interest in application 37/17/00047.

P047 Community Time

Members of the public raised a number of objections to application 37/17/00052. These included:
- An ecology report was not included
- Local services such as doctors, dentists and schools, could not cope with the extra development
- Traffic problems with a "pinch point" at Newton Road
- Local sewage works was already at capacity and there had been no consultation with the Internal Drainage Board.
- The application was outside the development boundary and was purely speculative

An issue was raised about a grave that had recently been covered by soil arising from an adjacent grave, which had caused considerable upset to the family of the deceased. Cllr Spencer responded to the points made.

P048 Minutes of Previous Meeting

The minutes of the meeting held on 15th May 2017 were agreed as a correct record. There were no matters arising.

P049 New Planning Applications for Consideration

<table>
<thead>
<tr>
<th>Application</th>
<th>Plot Ref</th>
<th>Type</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>37/17/00041</td>
<td>S Notaro Ltd.</td>
<td>Variation of condition 6 of planning permission 37/91/00009 (Establishment of waterways visitors' centre, with canal mooring basin, erection of 100 bed hotel, 40 self catering holiday flats, mooring facilities block, site manager's cottage, shop/exhibition block and eight staff bed sitting rooms, and construction of new private road access thereto) to allow for the accommodation of Hinkley Point workers.</td>
<td>25th June</td>
</tr>
</tbody>
</table>

Observations: Support on the basis that it is a temporary variation during the construction of
<table>
<thead>
<tr>
<th>Plot Ref</th>
<th>Date Received</th>
<th>Date Returned</th>
<th>Type</th>
<th>Location</th>
<th>Applicant Name</th>
<th>Proposal</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>37/17/00046</td>
<td>26/05/2017</td>
<td>20/06/2017</td>
<td>Full</td>
<td>Dyers Green Lodge</td>
<td>Mr Gibbs</td>
<td>Erection of a conservatory to NE elevation</td>
<td>No objection</td>
</tr>
<tr>
<td>37/17/00047</td>
<td>26/05/2017</td>
<td>20/06/2017</td>
<td>Change Use</td>
<td>Land to W of Old Primary Sch</td>
<td>Mr S Scadden</td>
<td>Change of usr for the temporary siting of an agricultural worker's mobile home</td>
<td>Support on the basis that the permission should not exceed 3 years</td>
</tr>
<tr>
<td>37/17/00049</td>
<td>26/05/2017</td>
<td>20/06/2017</td>
<td>Full</td>
<td>3 Pilots Helm</td>
<td>Mr B Carter</td>
<td>Erection of a two storey extension to North and West elevations</td>
<td>No objection</td>
</tr>
<tr>
<td>37/17/00050</td>
<td>31/05/2017</td>
<td>20/06/2017</td>
<td>Full</td>
<td>Manor Barns</td>
<td>Ms M Chart</td>
<td>Erection of single storey extension to SE elevation and addition 2no. rooflights within existing NE facing roof</td>
<td>No objection</td>
</tr>
</tbody>
</table>
Applicant Name: RL Roe and Son  
Date Received: 05/06/2017  
Location: Bells Farm, Woolmersdon, TA5 2AB  
Date Returned: 20/06/2017  
Proposal: Erection of an agricultural worker's dwelling  
26th June  
Observations: Support providing that there is a full agricultural tie

Applicant Name: Gladman Developments Ltd.  
Date Received: 09/06/2017  
Location: Land to the East of Newton Road, North Petherton, TA6  
Date Returned: 20/06/2017  
Proposal: Outline planning permission, with all matters reserved except for access, for the erection of up to 140 dwellings, demolition of outbuildings, with creation of public open space, landscaping, sustainable drainage system and access.  
2nd July  
Observations: Object on the following grounds:  
The land is outside the current development boundary. It is also not included in the emerging Local Plan and thus represents a speculative application at odds with the strategic approach that is being followed to ensure that new development is sustainable.  
The proposed access onto Newton Road is not safe, particularly for children going to school, and the transport system both in that immediate area and elsewhere in and around North Petherton is not adequate to support this type of development.  
Social infrastructure in the area will also be unable to cope with the extra demand, such as for school places, medical services and so on.  
There will be a danger of run off water adding to flooding issues on the levels.  
The local sewage system is already running at capacity and experiencing problems.

### Items for Payment

The following items were approved for payment:

NP Playing Fields Trust  £17,000.00
NP Community Centre  £78.50
Greenslades  £1,121.54
A Sutton  £92.00
G O'Loughlin  £200.00
Crimson Hill  £114.37
Somerset Rural Youth Project  £2,703.00
St Michaels Church  £1,770.00
NPPFCT  £138.48
G B Sports  £50.00
GWB Services  £450.99
Zurich Insurance

### Matters of Report

The Clerk reported that the street cleaning specification would be presented to the next Council meeting, which would also have an agenda item about defibrillators.  
Cllr Revans reported on problems arising from the failure of Persimmon Homes to empty dog bins situated on the playground in Stockmoor.  
Cllr Taylor raised questions about the lease with the North Petherton Football Club at Parkersfield. The Clerk stated that the matter would be on the agenda for the next meeting of the Trust.
The Meeting closed at: 8:55 pm

Signed: ___________________________ Chairman Date: ______________

On behalf of: - North Petherton Town Council