North Petherton Town Council
Planning

Minutes of the Planning Meeting of North Petherton Town Council, held at Ferrydown House, North Petherton, on Monday 17th July at 7:30 pm

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
Councillor J Taylor

Also in Attendance: -
Mr R Latham Clerk
One member of the public

P052 Apologies
Apologies were received from Cllr W Revans

P053 Declarations of Interests
Cllr Sellick and Cllr Barham declared an interest in application number 37/17/00056 and did not take part in the discussion on that item. Cllr MacLaurin stated that application 37/17/00055 related to a plot that was near to where he lived. Cllr Bradford stated that as a member of the Sedgemoor Planning Committee, he would take part in discussions on individual applications.

P054 Community Time
Mr T Smith spoke to application number 37/17/00055. He expressed concern about the development overlooking Cornflower Close, about the future of the current children's nursery and about the access route. He was also unclear as to what was proposed for the existing office and appartment.

P055 Minutes of Previous Meeting
The minutes of the meeting held on 19th June 2017 were approved as a correct record. There were no matters arising.

P056 New Planning Applications for Consideration

P056-1 37/17/00013  
Plot Ref: - Date Received: - 14/07/2017  
Applicant Name: - Mr May  
Type: - Full  
Date Returned: - 19/07/2017  
Location: - Bridgewater Lawn Tennis Club  
Huntworth Lane  
North Petherton  
TA7 0DU  
Proposal: - Installation of a Padel court and 4 lighting poles with 8 luminaries adjacent to existing tennis courts and practice wall, within the existing boundaries.  
7th August  
Observations: - Support
Mr & Mrs Church  
Heathfield Close  
North Petherton  
TA6 6RF

Erection of single storey extensions to front (SW) and side (SE) elevations on site of existing garage (to be demolished).

Support as an improvement to the housing stock

Mrs S Curran  
Wilstock Gardens  
Rhode Lane  
North Petherton  
TA6 6AA

Application for prior approval for a Proposed Change of Use of an agricultural building to two dwellings and associated operational development

Object

The Council is concerned about the lack of detail provided with this application in terms of design and appearance of the proposed dwellings. As such it is difficult to assess the implications of these buildings and look at their likely impact on their surroundings or the potential for negative impacts on residential amenity of surrounding occupiers. The impacts of two dwellings are quite different from the impacts of the same building in agricultural use, especially within this built up urban area, and we would urge the District Council to request further information in support of this application.

The Council is also concerned around the relevance of the Prior Approval system to this application. It does not appear to be an active agricultural operation (given the applicant seems to be engaged in a childcare business from the site and the “farm” comprises one field, the barn in question and a farmhouse), and so it is unclear, other than that the applicant is able to quote a “Holding Number” how/why this falls within the Prior Approval system.

Traffic and road safety concerns associated with access to and from the site may also be an issue; although the applicant notes there will be no additional traffic movements to and from the site it seems likely that two additional dwellings may give rise to extra traffic.

Mr & Mrs Gadsby  
Manor Farm  
Primrose Road  
West Newton  
TA7 0DB

Application for the prior approval of the change of use of agricultural building into two dwellings and associated operational development

No comment
<table>
<thead>
<tr>
<th>Plot Ref.</th>
<th>Date Received</th>
<th>Date Returned</th>
<th>Applicant Name</th>
<th>Location</th>
<th>Type</th>
<th>Change Use</th>
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</thead>
<tbody>
<tr>
<td>37/17/00057</td>
<td>14/07/2017</td>
<td>19/07/2017</td>
<td>Mrs M Semple</td>
<td>35 Fore Street North Petherton TA6 6PY</td>
<td>Mrs M Semple</td>
<td>Change Use</td>
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<tr>
<td>37/17/00058</td>
<td>05/07/2017</td>
<td>19/07/2017</td>
<td>Zeal Hotel Ltd.</td>
<td>Land at Reg. Rural Bus.Centre Market Way North Petherton TA6 6DF</td>
<td>Zeal Hotel Ltd.</td>
<td>Full</td>
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<tr>
<td>37/17/00941</td>
<td>14/07/2017</td>
<td>19/07/2017</td>
<td>S Notaro Ltd</td>
<td>Land off Huntworth Lane North Petherton TA7 0AJ</td>
<td>S Notaro Ltd</td>
<td>Change Use</td>
</tr>
</tbody>
</table>

**Proposal:** Change of use of shop (Use Class A1) to residential (Use Class C3) to be used as part of the existing dwelling.

**Observations:** Support

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**Proposal:** Variation of condition 2 of Planning permission 37/15/00072 (Erection of five storey building to form a 120 bedroom hotel and associated infrastructure, access, landscaping and parking.) to amend the approved drawings to create additional guest rooms to create a total of 138 bedrooms.

**27th July 2017**

**Observations:** Object on the grounds there is inadequate parking which will add to existing traffic problems in the area. It also represents an over development of the site

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**Proposal:** Temporary change of use to allow for the accommodation of Hinkley Point workers.

(Council supported variation of conditions)

**5th August**

**Observations:** Support on the basis that it is a temporary change during the construction of Hinkley Point and that it applies only to Hinkley Point workers.

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**Items for Payment**

The following items were approved for payment:

- Abacus Construction Ltd. £333.00
- N Petherton Community Centre £1800.00
- EDF Energy £48.83
- Somerset Rural Youth Project £2,703.00
- Crimson Hill Support £105.00
- Falcon Vehicle Solutions £95.00
- SW Digital Systems £36.07
- N Petherton Community Centre £1,413.07
- A Sutton £92.00
- Somerset Assoc. of Local Councils £1,215.45

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**Matters of Report**

Cllr Bradford reported that he had received an offer from the Probus Club that one of their members...
would provide replacement bulbs for those destroyed by the recent roadworks along the entrance to the town, if the Council could arrange for them to be planted. It was agreed that this was a very generous offer and that the Clerk should approach Bridgwater Gateway to see if they would help with the planting. Cllr Mrs Phillips stated that access along Willstock Way was getting worse, especially for emergency vehicles.

Cllr Ives reported that the occupants of 8 Stockmoor Drive were suffering flooding issues.

Cllr Taylor referred to the proposed works to the Huntworth railway bridge, which would require the closure of the road for some 17 weeks in 2018, and pointed out that the current bridge was erected over one weekend.

The Meeting closed at 9:40 pm

Signed: ___________________________ Chairman

Date: ___________________________

On behalf of: North Petherton Town Council