

# North Petherton Town Council

## Planning

Minutes of the Special Planning Meeting of North Petherton Town Council held in the Community Centre on Monday 30th October at 7:00 pm

Committee Members Present :- Councillor J Barham  
Councillor A Bradford  
Councillor J Hesketh  
Councillor Mrs L Hyde  
Councillor R Ives  
Councillor P MacLaurin  
Councillor L Parchment  
Councillor W Revans  
Councillor B Sellick  
Councillor Mrs L Spelman-Ives  
Councillor P Spencer

Also in Attendance :- Mrs D de Vries, (Sedgemoor DC),  
J Durant,(Bloors)  
R T Latham (Clerk),  
Over 30 members of the press and public

### **P086/17 Apologies**

Apologies were received from Cllr Mrs M Denham

### **P087/17 Declarations of Interests**

Cllr R Ives and Mrs L Spelman Ives declared a non prejudicial interest in the application and did not vote.

Cllr Bradford stated that, as a member of the Planning Authority's Development Committee he would not take part in the discussion on the application.

### **PO88/17 Community Time**

Cllr Bradford welcomed Mrs de Vries from the Planning Department and Mr Durant representing Bloor Homes to the meeting. Cllr Spencer then took over the chair.

After an initial introduction to the plans by Mr Durant, members of the public raised a number of issues. These included:

There was concern that it was only a two form primary school that was being proposed, as a new secondary school was also needed. The application was an outline one for the school site, if approved it would be up to the Education Authority to take the matter further.

There was widespread concern about the width of roads on the proposed plan, particularly along the access route to the school. Given the problems on the neighbouring major developments, repeating the same approach was felt to be misguided and short sighted. Mr Durant stated that minimum standards were being met. Mrs de Vries said that the response from the Highways Authority was awaited. The view was expressed that access via Rhode Lane would be better, but this option had not been accepted by the Highways Authority in the past.

Mr Durant stated that no affordable homes were included in the plans because of the other public realm facilities being provided. There were also no bungalows proposed.

### **PO89/17 New Planning Applications for Consideration**

PO89/17- 1	37/17/00085	Plot Ref :-	Type :-	Full
	Applicant Name :-	Bloor Homes	Date Received :-	16/10/2017
	Location :-	Land to W of Wilstock Farm Rhode North Petherton TA6	Date Returned :-	31/10/2017
	Proposal :	Hybrid application. Full planning permission for the erection of 248 dwellings, a community hub and a play area with associated infrastructure, landscaping and works. Outline planning permission for the erection of a school and associated infrastructure. The application has been submitted with an Environmental Statement.		

3rd November 17

Observations : Object

Whilst welcoming the provision of a much needed primary school and community facility, the Council objects to the application as currently submitted on the following grounds:

The access to the site via Campion Way and Willstock Way is already over capacity for existing traffic, with major congestion problems at peak times.

The roads on the proposed development are too narrow, which, as with neighbouring developments, will cause serious traffic and safety issues. This will be particularly true in relation to the school access route.

There is inadequate parking provision, which will add to the problems identified above.

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**PO90/17 Other matters**

The Clerk raised the matter of providing polling cards for the forthcoming by election.

Resolved: that polling cards be provided

The Meeting closed at : 8:50 pm

Signed : \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

On behalf of :-

North Petherton Town Council