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.

P088/17 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.

P089/17 New Planning Applications for Consideration

PO89/17-1 37/17/00085
Plot Ref :-
Applicant Name :- Bloor Homes
Date Received :- 16/10/2017
Type :- Full
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.

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