Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton on 19th March 2018 at 7:30 pm

Committee Members Present:-  
Councillor J Barham  
Councillor A Bradford  
Councillor Mrs M Denham  
Councillor Mrs L Hyde  
Councillor P MacLaurin  
Councillor L Parchment  
Councillor W Revans  
Councillor Mrs L Spelman-Ives  
Councillor P Spencer  
Councillor J Taylor

Also in Attendance :-  
Mr S Houlet and Ms J Armstrong-Butler (Sedgemoor DC)  
Mr R T Latham Clerk

P19/18 Meeting with Sedgemoor DC Planners  
Prior to the meeting Members met with Mr Stuart Houlet and Ms Julie Armstrong-Butler from Sedgemoor Planning Department. Procedures at Development Committee meetings were discussed and advice was given as to how to respond effectively to the District Council’s decision to discontinue sending hard copies of plans to local councils. It was agreed that for a limited period both electronic and paper notifications would be sent.

P20/18 Apologies  
Apologies were received from Cllr B Sellick

P21/18 Declarations of Interests  
Cllr Bradford declared that, as a member of the Sedgemoor Development Committee, he would not take part in any planning matters. Cllr Revans reported that the applicants in 37/18/00024 and 37/18/00021 were known to him.

P22/18 Minutes of Previous Meeting  
Resolved: that the minutes of the meeting held on 19th February 2018 be agreed as a correct record. There were no matters arising.

P23/18 New Planning Applications for Consideration

<table>
<thead>
<tr>
<th>P23/18-1</th>
<th>37/17/00105</th>
<th>Plot Ref :</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name :</td>
<td>Mr and Mrs Clarke</td>
<td>Date Received :</td>
<td>20/02/2018</td>
</tr>
<tr>
<td>Location :</td>
<td>Balls Farm House Woolmersdon Road North Petherton TA5 2AB</td>
<td>Date Returned :</td>
<td>20/03/2018</td>
</tr>
<tr>
<td>Proposal :</td>
<td>Conversion of existing barns to form a linked annexe</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observations :</td>
<td>Object unless appropriate provision is made for the bats. The Council is also concerned about the proximity of the neighbouring property and the impact the development will have on that.</td>
<td></td>
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<tr>
<td></td>
<td>Withdrawn</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
P23/18- 2  37/18/00011  Plot Ref :-  Type :-  Full
Applicant Name :-  Mr & Mrs Day  Date Received :-  16/03/2018
Location :-  Newcotts Farm  Banklands  North Newton  TA7  0DQ  Date Returned :-  20/03/2018
Proposal :  Erection of a two storey extension to West elevation, erection of a single storey extension to North and South elevations, installation of a dormer to South elevation and erection of a detached garage with first floor accommodation.

7th April
Observations :  Object on the grounds that the building is too large and is adjacent to former farm buildings that are now dwellings and the plans will represent a visual intrusion on these. It is an overdevelopment of the site, particularly with regard to the detached garage accommodation and isn't in keeping with a sensitive rural location.

P23/18- 3  37/18/00013  Plot Ref :-  Type :-  Full
Applicant Name :-  Mr Cooper  Date Received :-  01/03/2018
Location :-  Land to NE of 110 Huntworth Ln  Huntworth Lane  North Petherton  TA7  Date Returned :-  20/03/2018
Proposal :  Erection of agricultural storage building.

29th March
Observations :  No objection

P23/18- 4  37/18/00014  Plot Ref :-  Type :-  Full
Applicant Name :-  Somerset Solutions Ltd  Date Received :-  09/03/2018
Location :-  The Canalside  Marsh Lane  Huntworth  TA6  6LQ  Date Returned :-  20/03/2018
Proposal :  Replacement windows and doors to include the formation of 2 new windows on NE elevation

31st March
Observations :  No Objection

Proposal :  Replacement windows and doors to include the formation of 2 new windows on NE elevation

31st March
Observations :  No Objection

P23/18- 5  37/18/00016  Plot Ref :-  Type :-  Full
Applicant Name :-  Mr Bartlett  Date Received :-  02/03/2018
Location :-  The Granary  Woolmersdon Road  North Petherton  TA5  2BP  Date Returned :-  20/03/2018
Proposal :  Erection of a detached double garage with first floor hobby room, partly on site of existing store, to be demolished.
29th March

Observations: Object on the grounds of the disproportionate size of the development and that it isn't in keeping with vernacular architecture

<table>
<thead>
<tr>
<th>P23/18-6</th>
<th>37/18/00017</th>
<th>Plot Ref :-</th>
<th>Type :-</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name :-</td>
<td>Mr &amp; Mrs House</td>
<td>Date Received :-</td>
<td>16/03/2018</td>
<td></td>
</tr>
<tr>
<td>Location :-</td>
<td>Hawthorns 32 Fore Street</td>
<td>Date Returned :-</td>
<td>20/03/2018</td>
<td></td>
</tr>
<tr>
<td>Fore Street</td>
<td>North Petherton</td>
<td>TA6 6PY</td>
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Proposal: Erection of a two storey extension to side (East) elevation on site of existing extension (to be demolished), erection of a detached garage, partially on site of existing garage (to be demolished) and alterations to existing access.

7th April

Observations: No objection

<table>
<thead>
<tr>
<th>P23/18-7</th>
<th>37/18/00018</th>
<th>Plot Ref :-</th>
<th>Type :-</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name :-</td>
<td>Mr Scadden</td>
<td>Date Received :-</td>
<td>13/03/2018</td>
<td></td>
</tr>
<tr>
<td>Location :-</td>
<td>Land to W of Old Primary Sch</td>
<td>Date Returned :-</td>
<td>20/03/2018</td>
<td></td>
</tr>
<tr>
<td>Huntworth Lane</td>
<td>Moorland</td>
<td>TA7 0AS</td>
<td></td>
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Proposal: Siting of a temporary agricultural worker's mobile home.

2nd April

Observations: Object unless there is an agricultural tie and a suitable time limit is imposed.

<table>
<thead>
<tr>
<th>P23/18-8</th>
<th>37/18/00019</th>
<th>Plot Ref :-</th>
<th>Type :-</th>
<th>Retro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name :-</td>
<td>Mr G Burgess</td>
<td>Date Received :-</td>
<td>01/03/2018</td>
<td></td>
</tr>
<tr>
<td>Location :-</td>
<td>The Barn, Stones Farm</td>
<td>Date Returned :-</td>
<td>20/03/2018</td>
<td></td>
</tr>
<tr>
<td>Brook Street</td>
<td>North Newton</td>
<td>TA7 0BL</td>
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</table>

Proposal: Retrospective application for the erection of a detached garage and formation of parking space.

29th March

Observations: No objection

<table>
<thead>
<tr>
<th>P23/18-9</th>
<th>37/18/00021</th>
<th>Plot Ref :-</th>
<th>Type :-</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name :-</td>
<td>Mr Bell</td>
<td>Date Received :-</td>
<td>01/03/2018</td>
<td></td>
</tr>
<tr>
<td>Location :-</td>
<td>6 Hyde Park</td>
<td>Date Returned :-</td>
<td>20/03/2018</td>
<td></td>
</tr>
<tr>
<td>Hyde Park</td>
<td>North Petherton</td>
<td>TA6 6NT</td>
<td></td>
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</tr>
</tbody>
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Proposal: Erection of a first floor extension to provide an additional bedroom.

29th March

Observations: No objection
P23/18- 10 37/18/00023  Plot Ref :-  Type :-  Full
Applicant Name :-  Mr Lee  Date Received :-  16/03/2018
Location :-  Farringdon Farm House  Date Returned :-  20/03/2018
Farringdon Lane
North Petherton
TA6  6PF
Proposal :  Erection of an agricultural building for livestock and the storage of machinery and the formation of a new access track.
7th April
Observations :  No objection

P23/18- 11 37/18/00024  Plot Ref :-  Type :-  Full
Applicant Name :-  Mr & Mrs Baker  Date Received :-  15/03/2018
Location :-  6 Crosswell Close  Date Returned :-  20/03/2018
Crosswell Close
North Petherton
TA6  6SF
Proposal :  Conversion of loft to living accommodation to include the installation of a dormer window and 2 no roof lights and the erection of a single storey extension to rear (West) elevation
6th April
Observations :  No objection

P24/18  Items for Payment
The following payments were approved:

J M Sutherland Earl £120.00
Blake Joinery £2,994.00
Moorland Village Hall £36.00
P Parfitt £2,735.00
GWB Services £2,145.00
Water2Business £72.07
Viking £259.44
Crimson Hill Support £60.00

P25/18  Affordable Housing North Newton
Members considered an item referred by Council to work with the Sedgemoor Affordable Housing Team to provide affordable housing units in North Newton.

Resolved: that the initiative be supported and that Cllr Bradford, Cllr Barham and Cllr Parchment be appointed to the steering group together with the Clerk.

P26/18  North Petherton Plan
Members gave further consideration to the actions to be taken to address the major issues facing the area, following the decision not to continue with a Neighbourhood Plan.

Resolved: that this matter be discussed in detail by the Finance and General Purposes Committee

P27/18  Matters of Report
Cllr Mrs Hyde and Cllr Mrs Denham reported that there was going to be a coffee morning on 27th March 2018.
Cllr Taylor reported that the missing directional signs for Fordgate were going to be relaced.
Cllr Revans reported that the Council had been awarded a grant of £3,500 towards the cost of the youth club.