Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton on 16th April 2018 at 7:30 pm

Committee Members Present: Councillor J Barham, Councillor A Bradford, Councillor Mrs M Denham, Councillor Mrs A Fraser, Councillor Mrs L Hyde, Councillor R Ives, Councillor L Parchment, Councillor W Revans, Councillor B Sellick, Councillor Mrs L Spelman-Ives, Councillor P Spencer, Councillor J Taylor

Also in Attendance: Mr P MacLaurin, Mr R Latham Town Clerk, 8 members of the public

P28/18 Apologies
There were no apologies

P29/18 Declarations of Interests
Cllr Bradford stated that, as a member of Sedgemoor Council’s Development Committee he would not take part in discussions on applications

P30/18 Community Time
A number of residents raised issues relating to application 37/18/00032 including problems with drainage and flooding neighbouring properties and access onto Rhode Lane. There were also concerns that there would be parking and access difficulties caused by people accessing the site via Wilstock. It was also pointed out that there had been a lack of consultation as not all neighbours had been contacted by the Planning Authority. Objections were also made to application 37/18/00022 based on the detrimental impact the proposals would have on adjacent properties and on the area generally and also there would be significant access issues.

P31/18 Minutes of Previous Meeting
The minutes of the meeting held on 19th March 2018 were agreed as a correct record

P32/18 Matters Arising
It was noted that application 37/18/00018 had been refused by the planning Authority and that this would have implications for a small rural enterprise.

P33/18 New Planning Applications for Consideration
Cllr Mrs Denham chaired the meeting for item 07 until she left at 8:30 pm when Cllr Phillips took the chair for the remaining applications. Applications 37/18/00028 and 37/18/00011 were delegated to the Finance and General Committee to decide at the meeting on 23rd April.

P33/18-1 37/18/00007

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Date Received:</th>
</tr>
</thead>
<tbody>
<tr>
<td>T Baker</td>
<td>09/04/2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location:</th>
<th>Date Returned:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage land Marsh Lane</td>
<td>17/04/2018</td>
</tr>
<tr>
<td>Marsh Lane</td>
<td></td>
</tr>
<tr>
<td>Huntworth</td>
<td></td>
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<tr>
<td>TA6</td>
<td></td>
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Proposal: Removal of Condition 3 of planning permission 37/17/00064 (Creation of access) to allow for the retention of the existing access.

30th April
**Observations:** Support

**Comment:** Only one access should be allowed to be in use at any one time.

<table>
<thead>
<tr>
<th>P33/18-2</th>
<th>37/18/00015</th>
<th>Plot Ref:</th>
<th>Type:</th>
<th>Retro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name:</td>
<td>Mr Newland</td>
<td>Date Received:</td>
<td>13/04/2018</td>
<td></td>
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<tr>
<td>Location:</td>
<td>9 Queen Street Queen Street North Petherton TA6 6RQ</td>
<td>Date Returned:</td>
<td>17/04/2018</td>
<td></td>
</tr>
</tbody>
</table>

**Proposal:** Certificate of Lawfulness for the proposed conversion of loft into living accommodation, including the installation of 3no. rooflights and the creation of a graduated gable end to roof.

**Observations:** No comment

<table>
<thead>
<tr>
<th>P33/18-3</th>
<th>37/18/00022</th>
<th>Plot Ref:</th>
<th>Type:</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name:</td>
<td>Mr &amp; Mrs Down</td>
<td>Date Received:</td>
<td>16/04/2018</td>
<td></td>
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<tr>
<td>Location:</td>
<td>Land to S of Cider Press Farm Banklands North Newton TA7</td>
<td>Date Returned:</td>
<td>17/04/2018</td>
<td></td>
</tr>
</tbody>
</table>

**Proposal:** Change of use of agricultural land to tourism to provide 6no. glamping pods and the conversion of an existing Dutch Barn to provide a reception, toilets and showering facilities and the creation of 6no. parking spaces.

**Observations:** Object on the following grounds:
1. Significant loss of privacy for the adjoining property
2. Excessive noise nuisance will be caused at all times of the day and night due to the nature of the development.
3. Access to the site is onto a bend on a narrow, unrestricted road, which is unsuitable for the traffic that is likely to generated.
4. The development will have an adverse visual impact on the surrounding scenic countryside. The toilet block will be directly visible from the neighbouring property.
5. The road approaching the development site floods on a regular basis which will cause problems for the level of traffic likely to use the site.
6. Given the nature of the development, the site will need to be properly managed, it is not clear how this will be achieved.

<table>
<thead>
<tr>
<th>P33/18-4</th>
<th>37/18/00025</th>
<th>Plot Ref:</th>
<th>Type:</th>
<th>Prior App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name:</td>
<td>Mr I &amp; Mrs L Millington</td>
<td>Date Received:</td>
<td>23/03/2018</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Land to W of Woolmersdon House Woolmersdon House Rhode TA5 2BP</td>
<td>Date Returned:</td>
<td>17/04/2018</td>
<td></td>
</tr>
</tbody>
</table>

**Proposal:** Application for the Prior Approval of the proposed change of use of agricultural building to 1 No. dwelling and associated operational development.

14th April

**Observations:** Object on the grounds that the design is poor and out of keeping with the surroundings and that it represents new development in the countryside.
P33/18-5  37/18/00027  
Plot Ref: -
Type: -
Full
Applicant Name: - Mr Curtis
Date Received: - 12/04/2018
Location: - Flowers Patch Maunsel Rd
Maunsel Road
North Newton
TA7 0BP

Proposal: Conversion of attic to living accommodation to include raising of roof height, the installation of 4 no. dormer windows and 2 n. rooflights and the extension and conversion of existing conservatory to form a dining room (revised scheme)

Observations: No Objection

P33/18-6  37/18/00029  
Plot Ref: -
Type: -
Full
Applicant Name: - Ms Boucher
Date Received: - 23/03/2018
Location: - Bramble Cottage Primore Rd
Primore Road
North Newton
TA7 0DE

Proposal: Erection of a single storey extension to rear (West) elevation, on site of existing garage (to be demolished).
14th April

Observations: No objection

P33/18-7  37/18/00031  
Plot Ref: -
Type: -
Full
Applicant Name: - Bridgewater Gateway Ltd.
Date Received: - 30/03/2018
Location: - Land to SW of Stockmoor Dis Rd
NW of Taunton Road
North Petherton
TA6

Proposal: Erection of gas governor and substation kiosk
21st April

Observations: No objection

P33/18-8  37/18/00032  
Plot Ref: -
Type: -
Full
Applicant Name: - Live Naturally CIC
Date Received: - 03/04/2018
Location: - Wilstock Gardens
Rhode Lane
North Petherton
TA6 6AA

Proposal: Partial demolition of a dilapidated barn (retaining the existing children's nursery), the erection of a building to be used as a nursery and the widening of the existing access, creation of 5 no. parking spaces and a pedestrian path.
22nd April

Observations: Object on the following grounds:
1. The development, which incorporates large areas of hardstanding, will exacerbate flooding problems in neighbouring properties which have already been adversely affected by the filling in of the drainage ditch which ran through the property.
2. The access onto Rhode Lane, which is a narrow unrestricted road, is dangerous. Given the nature of the business there is likely to be a considerable increase in traffic, and this has not been addressed properly with a detailed transport
3. The new pedestrian access leads onto a residential cul de sac and this is likely to lead to this area being used by traffic visiting the site.
4. It isn’t clear how the foul drainage system will operate, as there doesn’t appear to be any guaranteed access to the mains drainage system.
5. The ecological study accompanying the application refers to four new houses. These are not referred to in the application and so it would seem that it is not complete.

### Observations:
Support as an means of maintaining the viability of the town centre.

### Items for Payment

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Crimson Hill Support</td>
<td>£69.37</td>
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<tr>
<td>A B Memorials</td>
<td>£320.00</td>
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<tr>
<td>Greenslades</td>
<td>£1,185.09</td>
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<td>Parrett IDB</td>
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<td>GWB Services</td>
<td>£1,303.50</td>
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<td>EDF</td>
<td>£47.78</td>
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</tbody>
</table>

### Matters of Report

Cllr Bradford reported that a meeting had been arranged to discuss affordable housing in North Newton on 25th April 2018.

Cllr Taylor reported that confusion had been caused in the Moorland area as a result of some residents being contacted by a firm called Carter Jonas on behalf of Network Rail in connection with the Huntworth Railway Bridge project in advance of any formal consultation process with the whole community. It was noted that such a meeting had been requested some time ago by the Council, but that it had been delayed pending a meeting between Network Rail and the Council, currently scheduled for next month.

Cllr Sellick noted how good the new noticeboard looked in North Petherton. Cllr Mrs Hyde was thanked for her work on this.

Cllr Bradford thanked former councillor Pete MacLaurin for agreeing to continue to assist with the technology aspects of the meeting, even though he was no longer a Member. It was agreed that the Finance And General Purposes Committee should consider agreeing a small payment to cover his expenses.

Cllr Mrs Spelman Ives reminded Members about the street games being organised in Wilstock and Stockmoor on Monday evenings.

The Meeting closed at: 9:30 pm