North Petherton Town Council
Planning

Minutes of the Planning meeting of North Petherton Town Council held at North Petherton Community Centre at 7:15 pm on 17th December 2018

Committee Members Present :-
Councillor J Barham
Councillor A Bradford
Councillor R Brown
Councillor Mrs M Denham
Councillor Mrs A Fraser
Councillor L Hyde
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
Several members of the public

P097/18 Apologies
Apologies were received from Cllr Ives

P098/18 Declarations of Interests
Cllr Taylor stated that the property in application 37/18/00092 was adjacent to his. Cllr Bradford stated that as a member of the District Development Committee, he would not take part in discussions on applications. Cllr Parchment chaired the meeting for those items.

P099/18 Community Time
Several members of the public commented on application 37/18/00096 -- Stafflands Farm. Concerns were expressed about the access off Baymeads Lane and safety issues on the approach to the site. The lack of social infrastructure to support the development was also commented upon. Objections were also raised to application 37/18/00097 - land to the East of Taunton Road. The issue of social infrastructure was raised again and particular concern was expressed about the impact on the local road network.

P100/18 Minutes of Previous Meeting
The minutes of the meeting held on 19th November 2018 were agreed as a correct record. There were no matters arising.

P101/18 New Planning Applications for Consideration

P101/18- 1 37/18/00092

Plot Ref :-
Type :-
Full

Date Received :- 12/12/2018
Date Returned :- 18/12/2018

Applicant Name :- Ms Jackson
Location :- Littlemoor
Little Moor Road
Fordgate
TA7 0AP

Proposal : Erection of stables.

Jan 5th 19
<table>
<thead>
<tr>
<th>Plot Ref</th>
<th>Type</th>
<th>Applicant Name</th>
<th>Location</th>
<th>Date Received</th>
<th>Date Returned</th>
</tr>
</thead>
<tbody>
<tr>
<td>37/18/00093</td>
<td>Full</td>
<td>Persimmon Homes</td>
<td>Land to North of Campion Way, Stockmoor, North Petherton, TA5</td>
<td>21/11/2018</td>
<td>18/12/2018</td>
</tr>
<tr>
<td>37/18/00095</td>
<td>Full</td>
<td>Patricia Phylis Payne (Decd)</td>
<td>Spanish Hill Farm, Spanish Hill, North Petherton, TA6 6NB</td>
<td>07/12/2018</td>
<td>18/12/2018</td>
</tr>
<tr>
<td>37/18/00096</td>
<td>Full</td>
<td>Huntworth Properties</td>
<td>Stafflands Farm, Newton Road, North Petherton, TA6 6NA</td>
<td>11/12/2018</td>
<td>18/12/2018</td>
</tr>
<tr>
<td>37/18/00097</td>
<td>Full</td>
<td>E&amp;O Holdings c/o CJH Land</td>
<td>Land to East of Taunton Road, Adjacent to Portman Drive, North Petherton, TA6</td>
<td>04/12/2018</td>
<td>18/12/2018</td>
</tr>
</tbody>
</table>

Proposal:
- **Variation of Conditions 4 (approved sample panel details) and 7 (approved plans) of Planning Permission 37/15/00086 (Application to vary condition 7 of Planning Permission 37/07/00083 to add additional plans) to allow for an alternative brick type.**
- **Formation of new access and track, post and rail fence and steel gate.**
- **Erection of 43 dwellings, together with associated car parking, access, infrastructure, and landscaping.**
- **Outline application with some matters reserved, for the erection of up to 130no. dwellings with associated access and infrastructure.**

Observations:
- No objection
- No objection
- No objection

Additional Observations:
- Object on the following grounds:
  - Unacceptable strain will be put on the single access route, particularly Baymead bridge, with serious safety issues arising in relation to children playing on the nearby open area.
  - Local infrastructure will not be able to cope with the additional demands arising from the development. This is particularly true for school places, where the delay/uncertainty surrounding the new Wilstock school is causing acute capacity problems across North Petherton.
28th December

Observations: Object on the following grounds:
The proposed highway access is inadequate. A more strategic approach should be
taken to the provision of an effective road network in this area given the number of
developments that could happen.
The development is isolated from the rest of North Petherton and there would be
merit in delaying this application whilst a more holistic approach is taken to access
issues.
Local infrastructure will not be able to cope with the additional demands arising
from the development. This is particularly true for school places, where the
delay/uncertainty surrounding the new Wilstock school is causing acute capacity
problems across North Petherton.

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P101/18-6 37/18/00099

<table>
<thead>
<tr>
<th>Plot Ref.:</th>
<th>Applicant Name: Accent Architectural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land opposite Brook Turn</td>
</tr>
<tr>
<td></td>
<td>Brook Street</td>
</tr>
<tr>
<td></td>
<td>North Newton</td>
</tr>
<tr>
<td></td>
<td>TA7</td>
</tr>
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Proposal: Erection of a detached dwelling and garage and the formation of a new
access

30th December

Observations: Object on the grounds that the design and construction materials are not compatible
with the current street scene

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P101/18-7 37/18/00100

<table>
<thead>
<tr>
<th>Plot Ref.:</th>
<th>Applicant Name: Ms Saunders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>7 Ellen Close</td>
</tr>
<tr>
<td></td>
<td>Ellen Close</td>
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<tr>
<td></td>
<td>North Petherton</td>
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<tr>
<td></td>
<td>TA6 6QG</td>
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</tbody>
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Proposal: Erection of first floor extension over existing garage.

5th Jan 19

Observations: No objection

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P101/18-8 37/18/00101

<table>
<thead>
<tr>
<th>Plot Ref.:</th>
<th>Applicant Name: Mr Petifer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land at Reg Rural Business Cen</td>
</tr>
<tr>
<td></td>
<td>Market Way</td>
</tr>
<tr>
<td></td>
<td>North Petherton</td>
</tr>
<tr>
<td></td>
<td>TA6 6DF</td>
</tr>
</tbody>
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Proposal: Installation of a set of internally illuminated letters and logo and 2no. uplights.

31st December

Observations: No objection
Applicant Name: Mr Hickmet
Location: The Chantry
Rhode Lane
Bridgwater
TA5 2AD

Proposal: Change of use of Pear Tree Cottage from annexe/holiday accommodation to a separate dwelling. Rearrangement of garden for Pear Tree Cottage and Hornbeam Cottage, and the erection of a garage for Hornbeam Cottage.

5th Jan 19

Observations: No objection

Applicant Name: Mr Hickmet
Location: The Chantry
Rhode Lane
Bridgwater
TA5 2AD

Proposal: Listed building consent

Change of use of Pear Tree Cottage from annexe/holiday accommodation to a separate dwelling. Rearrangement of garden for Pear Tree Cottage and Hornbeam Cottage, and the erection of a garage for Hornbeam Cottage.

5th Jan 19

Observations: No objection

Members discussed the recent Special Council meeting that had taken place in Moorland on the 5th December 2018, which had been attended by Network Rail and a large number of local residents who would be seriously affected by the proposed road/bridge closure. It was agreed that a sub committee should be set up to deal with future issues and meetings. Members of the committee were: Cllr Taylor, Cllr Bradford, Cllr Ives, Cllr Brown and Cllr Revans.

P102/18 Huntworth Railway Bridge

The following payments were approved:
GWB Services £1,395.00
Crimson Hill Support £90.00
N Petherton Community Centre £18.00
Rialtas Business Solutions £369.60
NPPFCT
GWB Services £50.00

P103/18 Matters of Report

Cllr Bradford outlined the arrangements for judging the Christmas Lights competition and asked Members to let him know if they were available to assist with the judging process.
Cllr Mrs Spelman-Ives reported that she had been monitoring drivers’ behaviour outside the Co-op store in Stockmoor from a road safety perspective and out of 43 drivers only one stopped in accordance with the pedestrian right of way.
Cllr Mrs Fraser informed Members that the car parking working group, set up by the Wilstock and Stockmoor Forum, would be meeting on 15th January 2019 at 7:00 pm, hopefully in the school hall.
Cllr Bradford concluded the meeting and wished everyone a Merry Christmas.
The Meeting closed at : 8:30 pm

Signed : ____________________________ Chairman Date: ________________

On behalf of :- North Petherton Town Council