

North Petherton Town Council

Planning

Minutes of the Planning meeting of the Council held via Zoom on 28th September 2020..

Committee Members Present :- Councillor J Barham
Councillor Mrs D Bunce
Councillor Mrs L Hyde
Councillor R Ives
Councillor L Parchment
Councillor L Pickersgill
Councillor B Sellick
Councillor P Spencer
Councillor J Taylor
Councillor Mrs H Warren

Also in Attendance :- R T Latham Town Clerk

Cllr Spencer chaired the meeting

P042/20 Apologies

Apologies were received from Cllr W Revans, Cllr A Bradford, Cllr L Parchment (joined meeting at item 9), Cllr Mrs Spelman Ives and Cllr Ms Woodford.

P043/20 Declarations of interests

Cllr Mrs Warren stated that she lived near the development at item 7.10; Cllr Barham declared an interest in item 9 and left the "room" for that item; Cllr Ives declared an interest in item 8 and left the room. Cllr Spencer stated that he had provided informal advice on the Wilstock Hub project.

P044/20 Minutes of Previous Meeting

The minutes of the meeting held on 17th August 2020 were agreed as a correct record. There were no matters arising.

P045/20 New Planning Applications for Consideration

P045/20- 1	37/20/00047	Plot Ref :-	Type :-	Retro
	Applicant Name :-	Grant	Date Received :-	16/09/2020
	Location :-	Land to E of Orchard View Chadmead North Newton TA7 0DN	Date Returned :-	29/09/2020
	Proposal :	Retrospective Application for the change of use of land from agricultural to mixed agricultural and equestrian, siting of stables, tool shed and welfare caravan		
		10th Oct		
	Observations :	No objection		

P045/20- 2	37/20/00056	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr Vanstone	Date Received :-	03/09/2020
	Location :-	Land at Old Basin Somerset Bridge Bridgwater TA6	Date Returned :-	29/09/2020
	Proposal :	Erection of two dwellings with garaging and access theret		

27th Sept

Observations : No objection
Comment; Concern about the suitability of this site for domestic dwellings
The development should comply with the highest standards of sustainability

P045/20- 3 37/20/00061 Plot Ref :- Type :- Change Use
Applicant Name :- Mrs Quinn & Mrs McMillan Date Received :- 04/09/2020
Location :- Brickyard Farm Date Returned :- 29/09/2020
Banklands
North Newton
TA7 0DQ
Proposal : Change of use of an agricultural building to 2no. dwellings.

28th Sept

Observations : No Objection
The development should comply with the highest standards of sustainability

P045/20- 4 37/20/00064 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Wyatt Date Received :- 24/08/2020
Location :- 11 Old Road Date Returned :- 29/09/2020
Old Road
North Petherton
TA6 6TF
Proposal : Erection of dormer window to the front elevation

17th Sept

Observations : No Objection
The development should comply with the highest standards of sustainability

P045/20- 5 37/20/00067 Plot Ref :- Type :- Full
Applicant Name :- Durbin Date Received :- 20/08/2020
Location :- Maiden Mead Date Returned :- 29/09/2020
Banklands
North Newton
TA7
Proposal : Outline application with some matters reserved for the erection of a single dwelling

13th Sept

Observations : No Objection
Comment. There should be a separate access for the dwelling.
The development should comply with the highest standards of sustainability

P045/20- 6 37/20/00068 Plot Ref :- Type :- Full
Applicant Name :- Bloor Homes SW Date Received :- 28/08/2020
Location :- Marketing Suite Date Returned :- 29/09/2020
Campion Way
North Petherton
TA5 2EZ
Proposal : Erection of 22 flag poles, 5 billboards and 3 signs.
21st September

Observations : Object on the grounds that there would be too many flag poles in the area if this

proceeded.

Comment: A significant number of the poles currently in situ along Wilstock Way are no longer needed and should be removed.

P045/20- 7	37/20/00069	Plot Ref :-	Type :-	Full
Applicant Name :-	BDW TRADING LTD (BARRATT BRIST	Date Received :-	07/09/2020	
Location :-	Land to East of Taunton Road Taunton Road North Petherton TA6	Date Returned :-	29/09/2020	
Proposal :	Approval of the details of appearance, landscaping, layout and scale for the erection of 130no. dwellings, associated highway and drainage infrastructure, landscaping and parking provision.			
	1st Oct			
Observations :	Object on the grounds that the link between Taunton Road and Newton Road referred to in the Local Plan when allocating this area of land has not been established. When Taunton Road is closed, as it often is, an alternative route to and from the development will be essential. There are also concerns about the safety of the access onto Taunton Road and the sense of having two accesses only a short distance apart. Any development should comply with the highest standards of sustainability			

P045/20- 8	37/20/00071	Plot Ref :-	Type :-	Full
Applicant Name :-	Mr & Mrs Depledge	Date Received :-	21/09/2020	
Location :-	Land to N of Ball Farm Rhode Bridgwater TA5	Date Returned :-	29/09/2020	
Proposal :	Demolition of existing storage building and the erection of a dwelling, garage with residential annexe above and associated landscape works (revised scheme).			
	15th Oct			
Observations :	Object on the grounds that this is an inappropriate design for this location and concerns that the proposed annexe will be difficult to access for people with disabilities. Any development should comply with the highest standards of sustainability			

P045/20- 9	37/20/00072	Plot Ref :-	Type :-	Prior App
Applicant Name :-	P Tucker	Date Received :-	28/08/2020	
Location :-	Land adj to Chapel Road Chapel Road Fordgate TA6 0AR	Date Returned :-	29/09/2020	
Proposal :	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1no. dwelling and associated operational development.			
	21st Sept			
Observations :	Object on the grounds that the issues referred to in previous responses to this application have not been addressed			

P045/20- 10	37/20/00073	Plot Ref :-	Type :-	Full
Applicant Name :-		Larkfleet Homes SW	Date Received :-	10/09/2020
Location :-		Stafflands Farm Newton Road North Petherton TA6 6NA	Date Returned :-	29/09/2020
<p>Proposal : Variation of Condition 2 of Planning Permission 37/20/00030 (Variation of Condition 2 of Planning Permission 37/18/00096 (Erection of 43 dwellings, together with associated car parking, access, infrastructure, and landscaping) to amend the approved plans to allow for revised boundary treatments and as a result the mix of public/private space and change to the external appearance of the dwellings) to amend the approved plans to allow for changes to the site layout (Affordable house type plots 6-8 and 29-32).</p>				
<p>4th Oct</p>				
<p>Observations : No objection. Comment The Council welcomes the steps taken to address issues raised by members of the public.</p>				

P045/20- 11	37/20/00074	Plot Ref :-	Type :-	Full
Applicant Name :-		Hammond	Date Received :-	08/09/2020
Location :-		The Red House Tuckerton Lane North Petherton TA7 0BY	Date Returned :-	29/09/2020
<p>Proposal : Erection of a single storey extension to the rear (East) elevation on site of existing utility to be demolished and erection of a two storey extension to the side (North) elevation.</p>				
<p>2nd Oct</p>				
<p>Observations : No objection The development should comply with the highest standards of sustainability</p>				

P046/20 Grant to Wilstock Hub Project

Members considered the matter of making a further grant to the Wilstock Hub Project referred to it from the previous Council meeting.
Resolved: that a further grant of £60,000 be approved subject to an agreement protecting the Council's interests should, for any reason, the Trustees be unable to deliver the project; and that the Clerk be authorised to conclude such an agreement.

P047/20 Items for Payment

The following payments were approved:

Young Somerset	£3,604.33	Youth Club Autumn term
R T Latham	£469.72	Petty cash reimbursement
GWB Services	£6,165.00	Street cleaning and public spaces July/Aug
W G Barham	£160.00	Grounds maintenance Aug
Viking	£14.84	Stationery

NPPFCT

GWB Services	£640.00	Play equipt and Memorial Field July/Aug
Ray King	£430.00	Repairs to tennis courts

P048/20 Matters of Report

Cllr Taylor reported that steps were being taken to have the new railway bridge painted. He also updated Members on the Sedgemoor Scrutiny exercise reviewing the process for delivering community infrastrure. In his opinion it had not been particularly effective. He then raised the issue of the

Government's proposals for reforming the planning system. It was agreed that the Clerk write to the Minister expressing the Council's objection to the plans. Cllr Taylor also asked what the position was regarding the County Council site at Screech Owl

Cllr Mrs Hyde reported on traffic issues near to local schools.. She had contacted the traffic wardens and PCSOs to see what could be done.

Cllr Mrs Warren asked if any progress had been made in procuring the new bus shelters. The Clerk explained that the Covid crisis had delayed matters, but that he would see if the plans could be expedited. There was also still a problem with flooding by the bus stop near to Stockmoor.

The Meeting closed at : 20:30

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council