

North Petherton Town Council

Planning

Minutes of the Planning Meeting of North Petherton Town Council held at Ferrydown House, North Petherton on Monday 20th March 2017 at 7:30 pm

Committee Members Present :- Councillor J Barham
Councillor Mrs M Denham
Councillor J Hesketh
Councillor Mrs L Hyde
Councillor R Ives
Councillor P MacLaurin
Councillor Mrs H Phillips
Councillor W Revans
Councillor B Sellick
Councillor P Spencer
Councillor J Taylor

Also in Attendance :- County Cllr R Brown
Mr R T Latham Clerk
12 members of the public

PO18 Apologies

Apologies were received from Cllr A Bradford, Cllr G Jones and Cllr Mrs L Spelman-Ives

PO19 Declarations of Interests

Cllr R Ives declared that he had already formed an opinion on application 37/17/00017 and would not be taking part in the decision. Cllr Mrs Phillips stated that she had an open mind on the same application and would be taking part in the discussion

PO20 Community Time

A number of members of the public raised objections to the application from Persimmon Homes for 111 new dwellings at Dawes Farm. Among the points made were:

There was insufficient parking provision and this was made worse by the practice of describing rooms as studies rather than bedrooms which resulted in fewer off street spaces having to be provided. This would in turn lead to people parking their cars on the existing Stockmoor development, adding to the already serious issues there.

Residents in Muscovy Drive had been assured by the developer when they purchased their houses that the land opposite would not be built on. This development was in contravention of that and in some cases included three storey dwellings being erected directly opposite them.

It was premature to begin another development when the developer had not finished work on Stockmoor and had certainly not complied with its planning obligations.

Open spaces that were now used regularly by local residents would be built on.

The flood alleviation plans were insufficient and ill thought out

PO21 Minutes of Previous Meeting

The minutes of the meeting held on 20th February 2017 were approved as a correct record.

PO22 Matters Arising

There were no matters arising

PO23 Application 37/16/00070

The Clerk reported that an appeal had been made against the decision of the Planning Authority to refuse this application and that the Council had been asked to comment.

Resolved: that no comment be made.

PO24 New Planning Applications for Consideration

PO24- 1	37/17/00014	Plot Ref :-	Type :-	Full
	Applicant Name :-	H Venn	Date Received :-	11/03/2017
	Location :-	Meadow View Hulkshay Lane North Petherton TA6 6NZ	Date Returned :-	21/03/2017
	Proposal :	Erection of a single storey extension on site of existing greenhouse to be demolished.		
		01/04/17		
	Observations :	No Objection		

PO24- 2	37/17/00017	Plot Ref :-	Type :-	Full
	Applicant Name :-	Persimmon Severn Valley	Date Received :-	13/03/2017
	Location :-	Land to North of Dawes Farm Taunton Road North Petherton TA6 6PS	Date Returned :-	21/03/2017
	Proposal :	Residential development of 111 new dwellings (Use Class - C3) with new access from Willstock Way and associated engineering, drainage, landscape and infrastructure works		
		2/04/17		
	Observations :	<p>Object on the following grounds:</p> <p>Poor design - the site is over-developed, there are no amenity areas provided and the choice and location of house types is poor. As an example some 3 storey terraced units have been located directly opposite detached properties in Muscovy Drive which currently have an open outlook.</p> <p>Transport - The transport assessment takes insufficient account of the current problems at the Huntworth roundabout and along Willstock Way and of the future impact of further developments such as those on the Gateway site and Willstock.</p> <p>Parking - The practice of identifying rooms as offices or studies rather than bedrooms means that, in reality, insufficient off road parking spaces will be provided. This will not only cause problems on this development but, given the proposed footpath layout, will also add to those already being experienced in Stockmoor village.</p> <p>Flooding - The proposals for dealing with the risk of flooding are inadequate. The attenuation ponds could prove to be unpleasant and unhygienic, particularly in the Summer.</p> <p>Wildlife - the impact on wildlife has not been properly addressed.</p> <p>Infrastructure - The local primary school is already over-subscribed. The design is clearly aimed at young families, but no provision has been made for additional school places. Similarly nothing has been put forward to address the lack of community facilities in the area.</p> <p>Consultation- there has been insufficient consultation, both with individual residents in Stockmoor, most of whom were not contacted at all, and with representative bodies and agencies. This is a contributory factor to the problems with the design and the opposition to the development.</p> <p>Timing - the development is premature. Further building work will add to the recognised high levels of stress already being suffered by people living in Stockmoor. The site is also outside the development area, and, whilst it is included in the draft Local Plan, that has yet to be debated, examined and approved.</p> <p>Development of the site as proposed in this application will have a significant detrimental impact on the area visually and in terms of amenities, with consequential effects on residents' health and wellbeing.</p>		
	Comment	<p>The Council and residents are concerned that the developer's track record in delivering on contractual agreements such as 106 agreements is poor, and, thus, have little confidence that any undertakings given in relation to this site will be</p>		

honoured. The land has, in effect, fallen into the developer's hands at no cost, and yet there is still no offer to use any of that benefit for the good of the community. Unless failure to comply with the both the spirit and the content of agreements has real consequences, it is difficult for local people to give credence to whatever agreements might be made in the future.

PO25 Items for Payment

The following items were approved:

N Petherton Playing Fields Trust	£429.68
Moorland Village Hall	£18.00
Viking	£391.01
GWB Services	£1,296.00
Sedgemoor DC	£491.43
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NPPFCT	
GWB Services	£50.00
GB Sports & Leisure	£287.82
Pestforce	£950.00

PO26 Matters of Report

Cllr Mrs Phillips reported that the path by the Care Home in Stockmoor leading to the Country Park was in a dangerous state.

Cllr MrsHyde reported that residents were still concerned about large vehicles using Tappers Lane. It was agreed that the Clerk should contact Highways and Cllr Revans agreed to write to the District Council

Cllr Sellick noted that the Highways Authority had made a good job of repairing Maunsel Road in North Newton.

Cllr MacLaurin reported that there was still a problem with HGV's trying to use Wilstock as a route to Bridgwater and causing damage when they had to try and turn around.

The Meeting closed at : 8:40 pm

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council