

North Petherton Town Council

Planning

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	Plot Ref :-	Type :-	Full
	Applicant Name :-	T Baker	Date Received :-	09/04/2018
	Location :-	Storage land Marsh Lane Marsh Lane Huntworth TA6	Date Returned :-	17/04/2018
	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.

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

P33/18- 3	37/18/00022	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Down	Date Received :-	16/04/2018
	Location :-	Land to S of Cider Press Farm Banklands North Newton TA7	Date Returned :-	17/04/2018
	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.		

P33/18- 4	37/18/00025	Plot Ref :-	Type :-	Prior App
	Applicant Name :-	Mr I & Mrs L Millington	Date Received :-	23/03/2018
	Location :-	Land to W of Woolmersdon House Woolmersdon House Rhode TA5 2BP	Date Returned :-	17/04/2018
	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 Date Returned :- 17/04/2018
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 Date Returned :- 17/04/2018
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 :- Bridgwater Gateway Ltd. Date Received :- 30/03/2018
Location :- Land to SW of Stockmoor Dis Rd Date Returned :- 17/04/2018
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 Date Returned :- 17/04/2018
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

assessment.

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.

P33/18- 9	37/18/00033	Plot Ref :-	Type :-	Change Use
	Applicant Name :-	Mrs C Lowe	Date Received :-	13/04/2018
	Location :-	85 Fore Street Fore Street North Petherton TA6 6QA	Date Returned :-	17/04/2018
	Proposal :	Change of use of ground floor from gift shop (Use Class A1) to cafe (Use Class A3)		
		5th May 2018		
	Observations :	Support as an means of maintaining the viability of the town centre.		

P34/18 Items for Payment

The following items were approved for payment:

Crimson Hill Support	£69.37
A B Memorials	£320.00
Greenslades	£1,185.09
Parrett IDB	£7.83
GWB Services	£1,303.50
EDF	£47.78

P35/18 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 the street games being organised in Wilstock and Stockmoor on Monday evenings.

The Meeting closed at : 9:30 pm

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council