

North Petherton Town Council

Planning

Minutes of the Planning Meeting of North Petherton Town Council held in the North Petherton Community Centre on 18th February 2019 at 7:15 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
Councillor Mrs H Warren

Also in Attendance :- C Dadds JLL Ltd
R T Latham Town Clerk
20 members of the public

P010/19 Apologies

There were no apologies

P011/19 Declarations of Interests

The following non prejudicial interests were declared:

Cllr Barham application 37/19/00010
Cllr Revans application 37/19/00008
Cllr Mrs Warren application 37/18/00096

Cllr Bradford took no part in discussions on planning applications as he was a member of the District Council Planning Committee. Cllr Parchment chaired the meeting.

P012/19 Minutes of Previous Meeting

The minutes of the meeting held on 21st January 2019 were approved as a correct record.

P013/19 Community Time

Several members of the public spoke about applications 37/19/00004 and 37/19/00006. Concerns were expressed in the following areas:

The viability of another business park in the current economic climate.

The loss of valuable agricultural land.

The possible adverse impact on traffic flows.

Employment gains would be low as most of the usage would be warehousing.

There was already a service area on the junction.

The local road network would not be able to cope.

Nearby properties would be adversely affected particularly in terms of loss of light, high noise levels and significantly increased traffic movements.

There was still no evidence of a strategic approach to transport issues.

Mr Chris Dadds from JLL Ltd, acting for the developers, answered questions from the public and Councillors, and explained the rationale behind the proposals.

Mr Dunbar from Moorland raised issues about the Huntworth rail bridge project.

P014/19 New Planning Applications for Consideration

The following applications were discussed.

P014/19- 1 37/18/00108 Plot Ref :- Type :- Full
Applicant Name :- Live Naturally CIC Date Received :- 19/01/2019
Location :- Wilstock Gardens Date Returned :- 05/02/2019
Rhode Lane
Bridgwater
TA6 6AA

Proposal : Erection of a building to provide a ground floor nursery and a first floor flat.
Creation of play area and widening of existing vehicular access onto Rhode Lane (revised scheme).

11th Feb 19

Observations : Object on the grounds that there are inadequate arrangements to deal with drainage issues and the proposals will have an unacceptable impact on neighbouring properties.

It was also felt that the plans, as submitted, were unclear in some areas.

P014/19- 2 37/19/00001 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Williams Date Received :- 11/02/2019
Location :- Land at Spitgrove Farm Date Returned :- 19/02/2019
Newton Road
North Petherton
TA6 6NA

Proposal : Change of use of land from agricultural to residential and the erection of 1 No. detached dwelling and garage

7th March

Observations : Object as the road leading to the site is inadequate for additional development

P014/19- 3 37/19/00004 Plot Ref :- Type :- Full
Applicant Name :- S Notaro Land & Euro Garages Date Received :- 21/01/2019
Location :- Land E of junction 24 Date Returned :- 19/02/2019
Junction 24
North Petherton
TA6

Proposal : Outline application with some matters reserved, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.

Observations : Object on the following grounds:

The local transport infrastructure is already inadequate and cannot support this development

The proposals are not in keeping with the street scene in and around Huntsworth

The development will have an unacceptable impact on local residents

There will be a detrimental impact on the local ecology

The site of the development is prime agricultural land.

P014/19- 4 37/19/00006 Plot Ref :- Type :- Full
Applicant Name :- Euro Garages Ltd Date Received :- 21/01/2019
Location :- Land E of Junction 24 Date Returned :- 19/02/2019
Junction 24
North Petherton
TA6

Proposal : 1 No. Yew (T2) reduce overall crown by approximately 1.5m and remove dead wood.

2nd March

Observations : Support

P015/19 Items for Payment

The following payments were approved:

Greenslades	£2,882.90
Somerset CC	£4,335.00
N Petherton Community Centre	£36.00
Rialtas Business Systems	£142.80
GWB Services	£2,592.50

NPPFCT	
GWB Services	£100.00

P016/19 Legal Services

The Clerk reported that he had received a quote from Sedgemoor DC for legal advice regarding the grant to Wilstock Hub.

Resolved: that the quote be agreed and the Clerk be authorised to incur fees up to £3,000.

P017/19 Matters of Report

Cllr Ives reported that some steps had been taken by the developers in Wilstock to lessen the problems being caused by construction traffic, but that the situation remained unsatisfactory. Cllr Mrs Fraser reminded Members that a meeting of Vehicle Parking Group was scheduled for 7th March and it was likely that the issue would be discussed at that.

Cllr Mrs Warren raised the problem of pedestrians not being able to see the traffic signals at the the Huntworth roundabout, and therefore not knowing when it was safe to cross. There were also problems with thorns on the cycle way.

Cllr Sellick reported that the hedge by the 8 houses in Maunsel Road needed trimming. It was agreed to raise this with County Highways and Homes in Sedgemoor.

Cllr Taylor reported that Somerset CC had engaged two firms of consultants to undertake a project to reduce taffic flows in Bridgwater by 10% . He also updated the meeting on the rail bridge project, referring to the recent closure of the line due to major works south of Taunton..He referred to issues with the allotment land in Fordgate and it was agreed to try and organise a meeting with the Council's land agent.

Cllr Revans took the opportunity to thank colleagues for their condolences on the sad loss of his mother.

The Meeting closed at : 9:15 pm

Signed : _____ Chairman Date: _____

On behalf of :- North Petherton Town Council