

North Petherton Town Council

Planning

Minutes of the Planning Meeting of North Petherton Town Council, held on Monday 23rd September 2019 in the small hall of North Petherton Community Centre commencing at 7:15 pm

Committee Members Present :- Councillor J Barham
Councillor Mrs L Hyde
Councillor R Ives
Councillor L Pickersgill
Councillor B Sellick
Councillor J Taylor

Also in Attendance :- P MacLaurin
Ms C Jones Ridge & Partners
R T Latham Town Clerk
Several members of the public

P066/19 Apologies

Apologies were received from Cllr Bradford, Cllr Revans, Cllr Mrs Warren, Cllr Ms Woodford, Cllr Mrs Spelman Ives, Cllr Mrs Bunce, Cllr Parchment and Cllr Spencer. Cllr Taylor chaired the meeting

P067/19 Declarations of interests

There were no declarations of interests

P068/19 Community Time

No matters were raised by members of the public.

P069/19 Carrotts Farm Shop

Claudia Jones from Ridge and Partners gave a brief presentation on proposals to develop the site of Carrotts Farm Shop for housing. She then answered questions from councillors and members of the public. Plans were at the pre-application stage with an application anticipated in November. It was envisaged that around 40 units would be built on the site, which was currently outside, but adjacent to, the development boundary in the Local Plan. Questions were raised about this, the preservation of the "green belt, parking and access on to the A38, amongst other things.

P070/19 Minutes of Previous Meeting

The minutes of the meeting held on 12th August were agreed as a correct record. There were no matters arising.

P071/19 New Planning Applications for Consideration

P071/19- 1	37/19/00077	Plot Ref :-	Type :-	Full
	Applicant Name :-	S Notaro Ltd	Date Received :-	19/09/2019
	Location :-	Land off Notaro Way Notaro Way Huntworth TA6	Date Returned :-	24/09/2019
	Proposal :	Erection of a community building to provide tourist/guest facilities and a children's nursery.		
		!3th October		
	Observations :	Support as it will enhance the facilities available to the community		

P071/19- 2 37/19/00084 Plot Ref :- Type :- Full
Applicant Name :- Mr and Mrs Slowman Date Received :- 12/09/2019
Location :- Ashfield Bungalow Date Returned :- 24/09/2019
Clavelshay Road
North Petherton
TA6 6PE

Proposal : Erection of 1 No. dwelling (existing bungalow to be demolished). Change of use and conversion of existing barn to dwelling. Erection of detached garage, formation of vehicular access and provision of parking and garden.

6th October

Observations : No objection

Proposal : Erection of 1 No. dwelling (existing bungalow to be demolished). Change of use and conversion of existing barn to dwelling. Erection of detached garage, formation of vehicular access and provision of parking and garden.

6th October

Observations : No objection

P071/19- 3 37/19/00086 Plot Ref :- Type :- Full
Applicant Name :- Mr Lee Date Received :- 15/08/2019
Location :- Petherton Park Farm Date Returned :- 24/09/2019
Petherton Park Lane
North Petherton
TA7 0DT

Proposal : Removal of 2no. existing windows and installation of bi-fold doors. Fabrication of a temporary, fully movable and portable steel staircase. Formation of a flat roof terrace and erection of a steel balustrade to the perimeter of the flat roof area.

Observations : No comment as the on line files could not be accessed

P071/19- 4 37/19/00087 Plot Ref :- Type :- Full
Applicant Name :- Mr Bernasconi Date Received :- 15/08/2019
Location :- Barnfield Maunsel Road Date Returned :- 24/09/2019
Maunsel Road
North Newton
TA7 0BP

Proposal : Erection of conservatory to rear (north east) elevation.

8th September

Observations : No objection

P071/19- 5 37/19/00088 Plot Ref :- Type :- Full
Applicant Name :- Mr Cottey Date Received :- 25/08/2019
Location :- Yew Tree Cottage Date Returned :- 24/09/2019
Road Through Fordgate
Fordgate
TA7 0AP

Proposal : Erection of a first floor extension to side and rear elevations.

25th September

Observations : Support as it will bring a 19th Century dwelling back into use and thus improve the housing stock

P071/19- 6 37/19/00089 Plot Ref :- Type :- Full
Applicant Name :- Mr Fox Date Received :- 20/08/2019
Location :- 3 Kingscliffe Terrace Date Returned :- 24/09/2019
Taunton Road
Bridgwater
TA6 6LD
Proposal : Erection of a single storey extension to rear (East) and side (South) elevation.
Raising of hipped roof facing road to gable roof and formation of a flat roof
dormer extension to rear elevation (resubmission).

20th September

Observations : Object. This represents an over development of the site and there is insufficient room to accommodate multiple occupation.

P071/19- 7 37/19/00091 Plot Ref :- Type :- Full
Applicant Name :- Mr Searle Date Received :- 05/09/2019
Location :- 17A Baymead Lane Date Returned :- 24/09/2019
Baymead Lane
North Petherton
TA6 6QE
Proposal : Removal of Condition 3 of planning permission 37/19/00066 (Erection of garage
and formation of vehicular access).

29th September

Observations : No objection

P071/19- 8 37/19/00093 Plot Ref :- Type :- TPO
Applicant Name :- Brainwave Centre Date Received :- 05/09/2019
Location :- Area G1 The Brainwave Centre Date Returned :- 24/09/2019
The Brainwave Centre
Huntworth
TA6
Proposal : Fell 1 poplar (ref T1). Reduce group of 3 poplars (ref T2) by 25-30%. Reduce
group of 7 poplars (ref T3) BY 25-30%.

29th September

Observations : No objection.
Comment: Alternative species of trees should be planted as replacements

P071/19- 9 37/19/00094 Plot Ref :- Type :- Full
Applicant Name :- Mrs Lowe Date Received :- 20/09/2019
Location :- 85 Fore Street Date Returned :- 24/09/2019
Fore Street
North Petherton
TA6 6QA
Proposal : Variation of Condition 1 of Planning Permission 37/18/00033 (Change of use of
ground floor from gift shop (Use Class A1) to cafe (Use Class A3)) to vary the
approved opening hours.

14th October

Observations : No objection

P072/19 Items for Payment

The following payments were approved

PKF Littlejohn LLP	£480.00	External audit fee
A Sutton	£92.00	Lawn mowing Community Centre
Greenslades	£1,002.81	Cemetery maintenance August
N Petherton Com Ctr	£16.00	Room hire
Viking	£212.22	Postage & Stationery
N Newton P F A.	£265.80	Re-imburement of insurance cost

P073/19 Taunton Road development

The Clerk reported that, following the last Council meeting he and the Mayor had met with Chris Dadds from JLL the Council's advisers, to discuss having plans drawn up to show how the Council would like to see the land adjacent to Taunton Road developed in order to achieve the best result for the community. Mr Dadds had subsequently responded to the Clerk outlining how this could be achieved at a cost of around £2,000.

Resolved: that, bearing in mind the need to act quickly, JLL be appointed to prepare such a plan.

P074/19 Matters of Report

Cllr Mrs Hyde gave an update on progress on the Memorial Park project.

Cllr Taylor reported that Network Rail were providing a temporary solution to the problem of low loaders getting over the new rail bridge. He also understood that the opening of the new Colley Lane relief road had been delayed

The Meeting closed at : 8:45 pm

Signed : _____

Chairman

Date: _____

On behalf of :-

North Petherton Town Council