

North Petherton Town Council

Planning Agenda

Notice is hereby given of a meeting of the Planning Committee of North Petherton Town Council to be held on Monday 5 September 2022 at 19:15hrs in the Hall of Somerset Bridge Primary School, Stockmoor Drive, North Petherton TA6 6AH. The agenda for the meeting is given below.

Members of the Planning Committee (Councillor A Bradford, Councillor S Fowell, Councillor L Parchment, Councillor P Reddington, Councillor Mrs L Spelman-Ives, Cllr P Spencer and Councillor J Taylor) are summoned to attend the meeting.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any application. Any decisions and comments this Committee makes will be fed into the planning process. Sedgemoor District Council is the Planning Authority and will issue the decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

Joy Norris
Town Clerk
North Petherton Town Council
Town Council Office
Small Hall
North Petherton Community Centre
North Petherton
TA6 6QA

Committee Members :	Councillor A Bradford Councillor S Fowell Councillor L Parchment Councillor Mrs L Spelman-Ives Councillor P Spencer Councillor J Taylor
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1 Apologies

To receive apologies for absence from Councillors unable to attend the meeting.

2 Declarations of Interest

To receive declarations of interest.

3 Dispensations

To consider any requests for dispensations

4 **Community Time**

This agenda item provides an opportunity for members of the public to speak on matters on the Agenda.

5 **Minutes**

To consider the draft minutes of the meeting held on 4 August 2022

6 **Presentation**

To receive a short presentation regarding planning application No 37/22/00071 , Bridgwater Gateway Development.

7 **Application No 37/22/00071 Bridgwater Gateway Development**

To consider the planning application

7.1 **37/22/00071** Plot Ref :- Type :- Full
Applicant Name :- Bklok Housing Ltd & BW Gateway Date Received :- 10/08/2022
Parish :- North Petherton Date Returned :-
Location :- Bridgwater Gateway Agent
Development
Bridgwater Road
North Petherton
Proposals :- Hybrid planning application (Outline and Full), Outline planning application with some matters reserved for the erection of 15no. dwellings, including green infrastructure, drainage and other associated infrastructure works. Full planning application for the erection of 346no. dwellings, including green infrastructure, drainage and other associated infrastructure works (Phase 2).

Note: Comments to be received by 9 September 2022

Observations :-

8 **New Planning Applications for Consideration**

To consider the planning applications listed below

8.1 **37/22/00059** Plot Ref :- Type :- Full
Applicant Name :- Homes in Sedgemoor Date Received :- 02/08/2022
Parish :- North Petherton Date Returned :-
Location :- 2 Butts Corner, Agent
North Petherton

Proposals :- Erection of a dwelling and erection of a two storey extension to South elevation of existing property

Comments by 24 August

Observations :-

8 . 2	37/22/00070	Plot Ref :-	Type :- Full
	Applicant Name :- F Braddick		Date Received :- 20/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- 3 Somerset Bridge	Agent	
	Bridgwater		
	Somerset		
	Proposals :- Erection of single storey front (West) and rear (East) extension		
	comments to SDC by 17 September		

Observations :-

8 . 3	37/22/00072	Plot Ref :-	Type :- LBC
	Applicant Name :- Mr & Mrs Spackman		Date Received :- 03/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- Kings Farmhouse,	Agent	
	Maunsel Road,		
	North Newton		
	Proposals :- Alterations to existing roof, including replacement of roof tiles, chimney stack, coping stones and rainwater goods.		

Comments by 25 August

Observations :-

8 . 4	37/22/00073	Plot Ref :-	Type :- Reserved M
	Applicant Name :- Mr R Pitman		Date Received :- 10/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- Mill Stream House	Agent	
	8A School Fields		
	North Petherton		
	Proposals :- Variations of Condition 2 and Removal of Condition 7 of Planning Permission 37/19/00040 (Erection of detached dwelling and garage with associated parking and access (amended scheme)) to reduce the size of rear (SW) terrace		

Note: Comments to be received by 1 September 2022

Observations :-

8 . 5	37/22/00076	Plot Ref :-	Type :- Full
	Applicant Name :- Mr & Mrs Facey		Date Received :- 05/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- 128 Old Basin	Agent	
	Bridgwater		
	North Petherton		

Proposals :- Erection of two single storey rear (East) and side (South) link extensions to the main house. Also with, the conversion, partial demolition and erection of single storey side (South) extension to existing outbuilding to form additional living space and store.

Note: Comments to be received by 6 September 2022

Observations :-

8 . 6	37/22/00078	Plot Ref :-	Type :- Cert Lawfu
	Applicant Name :- Empower Residential		Date Received :- 03/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- The Lookout Petherton Road North Newton	Agent	
	Proposals :- Certificate of Lawfulness for the proposed use of the house as a small care home for two residents and up to three staff working shift patterns within the C3(b) use class		

Note: No consultation period given

Observations :-

8 . 7	37/22/00085	Plot Ref :-	Type :-
	Applicant Name :- Quick & Sons		Date Received :- 12/08/2022
	Parish :- North Petherton		Date Returned :-
	Location :- Upper Clavelshay Farm Clavelshay Road North Petherton	Agent	
	Proposals :- Notice of Proposed Agricultural Devt		

Application to determine if prior approval is required for the erection of an agricultural building.

Note: No consultation received

Observations :-

9

Invoices for Payment

To consider and approve invoices for payment.(Information list to follow)

North Petherton Town Council

Planning Committee

Minutes of the meeting held on 4 August 2022 in the Small Hall, North Petherton
Community Centre, Fore Street, North Petherton, starting at 19:15hrs

Present:

Chair: Cllr L Parchment

Committee Members: Councillors Bradford, Fowell and Taylor

In attendance

Officers: Miss J Norris (Town Clerk)

No members of the public attended the meeting.

- P68/2022 Apologies**
Apologies for absence were received from Councillors Spelman-Ives and Spencer.
- P69/2022 Declarations of Interest**
The following Declaration of Interest was made:
Councillor Bradford declared a personal Interest in application No 37/22/00050 as he knows the landowner.
- P70/2022 Dispensations**
None
- P71/2022 Community Time**
No matters were raised.
- P72/2022 Minutes**
RESOLVED That the minutes of the meeting held on 11 July 2022 be confirmed as a correct record.
- P73/2022 Application 37/22/00050 Land north of 2 Manor Cottage TA 7**
The Committee considered the planning application for land North of 2 Manor Cottages, West Newton, TA7 0BZ for the erection of 1 holiday let with associated access and works.

A site visit took place on 3 August 2022.

RESOLVED to object to the application on the following grounds;

- (i) Development in the countryside (no existing building structure)
- (ii) Disruption to the hedgerow and natural habitats
- (iii) Access to the site

P74/2022 Application 37/22/00005 Kings Farm, Shearston

The Committee considered the amended planning application for the formation of a battery energy storage facility, substation underground cabling, landscaping biodiversity enhancements and ancillary infrastructure & equipment to include acoustic fence, security fence and gates.

RESOLVED that, in the light of the minor changes to the application, the Town Council's opinion on the application remains as previously stated with the caveat that any damage to roads as a result of construction traffic must be made good.

P75/2022 New Planning Applications For Consideration

P75/2022 – 1 Application 37/22/00055 Type :- Full

Applicant Name :-Sedgemoor District Council Date Received :-14/07/2022

Location :- Land at Huntworth Business Date Returned :-05/08/2022

Park, Huntworth, TA6 6TS

Proposal : Change of use of highway land to temporary traveller site.

Comments by 5 August

RESOLVED to support the application

P75/2022 - 2 Application 37/22/00063:- Type :- Full

Applicant Name :-Mr A Christiansen

Date Received :-27/07/2022

Location :- 23 North Street

Date Returned :-05/08/2022

North Petherton, Bridgwater, TA6 6TE

Proposal : Erection of first floor rear (North) extension

RESOLVED to support the application as it is improvement of the housing stock.

P75/2022 – 3 Application 37/22/00067 Plot Ref :- Type :- Full

Applicant Name :-Mr J Matthews

Date Received :-14/07/2022

Location :- Meadow View

Date Returned :-05/08/2022

Huntworth Lane, Moorland, TA7 0AS

Proposal : Conversion of loft to form additional living accommodation, including the erection of rear (SW) dormer and Juliet balcony, with the installation of 2no. front (NE) rooflights.

Comments by 5 August

RESOLVED to support the application

P75/2022 - 4 Application 37/22/00068

This application was not considered as Sedgemoor district Council had already issued a decision.

P75/2022 – 5 Application 37/22/00069 Plot Ref :- Type :- Full

Applicant Name :-Mr M Brooks

Date Received :-20/07/2022

Location :- Halliwell

Date Returned :-05/08/2022

Maunsel Road, North Newton, TA7 0BP

Proposal : Erection of single storey rear (West) extension
Comments by 11 August

RESOLVED to support the application.

P76/2022 Application 37/22/00051 Tree Work

The proposal to fell one wellingtonia tree at St Peters Church, North Newton was noted.

The meeting closed at 19:53hrs.

DRAFT

