



## North Petherton Town Council

Town Council Office, Small Hall, North Petherton Community Centre

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Town Clerk: Miss Joy Norris

Minutes of the Planning Committee held on Monday 14<sup>th</sup> April 2025 starting at 19:15hrs in The Small Hall, Fore Street, North Petherton, TA6 6QA

**Note:** The agenda gave the start time of the meeting as 17:15hrs, at that time only the Town Clerk and 1 Councillor were present; at 19:15hrs, the usual start time for the meeting there was a quorum so the meeting proceeded.

### **Present:**

**Chair:** Councillor M P Herbert

**Town Councillors:** S Habberfield, L Hyde, S Sharman, L Spelman-Ives, P Spencer and J Taylor

### **In attendance**

**Somerset Council:** Councillor A Bradford

Miss J Norris (Town Clerk)

1 member of the public attended the meeting.

### **P23/2025 Chair's Announcements**

The Chair did not make any announcements but asked the Clerk to report on the new validation checklist that had been published by Somerset Council.

### **P24/2025 Apologies for Absence**

An apology for absence was received from Councillor Brown, although she is not a member of the Committee.

### **P25/2025 Declarations of Interest**

No declarations of interest were made at this stage in the meeting.

### **P26/2025 Minutes**

Consideration was given to the draft minutes of the meeting held on 10th February 2025

Matters raised included:

- Positive comments have been made by local residents about the Town Council's full consideration of the application regarding Chapel Road, Fordgate and the way in which the Committee's deliberations have been recorded and sent as an application response to the planning authority

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### **P27/2025 Community Time**

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

The member of the public who was present said he wished to thanks all those individuals who give up their time to serve as councillors.

## **P28/2025 Applications For Consideration**

Consideration was given to the Town Council's response to the applications listed below:

### **A) Application No 37/25/00006**

**Address:** East View, Maunsel Road, North Newton

**Application Type** Reserved Matters

**Proposal:** Approval of reserved matters following outline application 37/24/00009 for the appearance, layout and scale for the erection of 1 No. dwelling with garage, associated amenity space and access at East View, Maunsel Road, North Newton

Committee discussion on this application included:

- The application is for a very large building which will tower over existing properties
- The application as now presented will overlook and look into existing properties leading to a lack of privacy
- A planning statement has not been provided
- Concern about access and the road is very narrow
- Water run off
- There does not seem to be any thought of window placement or mitigation measures to prevent viewing into neighbouring properties
- Self-build application
- Outline permission has already been given but that differs to the plans submitted for this reserved matters application and that is of particular relevance to the positioning of the building and the concerns about overlooking.

**RESOLVED** to object to the application as

- (i) it differs significantly from the outline permission that has been granted especially with regard to positioning of the buildings and the positioning change results in overlooking issues
- (ii) the size and height of building has now been provided which is excessive in relation to existing homes and dominates the landscape
- (iii) no information has been given about water run-off management
- (iv) no design and access statement has been provided

### **B) Application No: 37/25/00011**

**Address:** Land At, Junction 24, North Petherton, Bridgwater, Somerset, TA6

**Application Type:** Reserved Matters

**Proposal:** Approval of the details of landscaping for the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure

Committee discussion on this application included:

- Concerns raised by National Highways regarding plant species to be used and land ownership.
- Lack of advice from Somerset Highways
- Parrett Drainage Board comments

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- Junction of the Burrowbridge Road with the exit of the service area

## RESOLVED

- (i) That the Town Council supports the concerns raised by National Highways, the Parrett Drainage Board and local residents and until such time as these matters are addressed we reserve our position to comment further on the landscaping matters and further
- (ii) We request that the Planning Officers and appropriate members of the Highways department attend a meeting with Town Councillors to explain and advise the details as currently known about the application and the likely timescale for consideration of the detailed matters.

*Note: This was a unanimous decision.*

### C) Application No 37/22/00035

**Address:** Upper Clavelshay Farm, Clavelshay Road, North Petherton, Bridgwater, TA6 6PJ

**Application Type** Full Planning Permission

**Proposal:** Alterations and conversion of agricultural buildings to 7no. dwellings, including the erection of single storey extensions to two of the barns, erection of 2no. detached garage/carport buildings, demolition of agricultural buildings and associated works (revised scheme).

Committee discussion on this application included:

- The permission required for the changing of farm buildings if it is no longer an active farm and how that impacts upon Class Q permissions
- Class Q permissions are not allowed on farm buildings in National Landscapes (formerly known as Area of Outstanding National Beauty (AONB))
- Size of proposed building for the dutch barn
- The proposed design does not reflect the character of the existing buildings in the area nor does it fit into the visual amenity of the area
- Buildings were redundant from the time of the farm sell-off by Crown Estate
- Description of site / address and ownership as stated on the application
- There is a discrepancy between what the application says has happened regarding communication with neighbours and what the neighbours say has happened
- Density of the proposed development
- No affordable housing included

## RESOLVED

- (i) to defer making a response to the application pending a site visit with the purpose of gaining an understanding of a) how the proposal fits with the existing buildings () visual amenity b) the size of the proposed buildings and c) clarifying detail
- (ii) ideally the site visit to take place with the Case Officer present to explain any technical details an information
- (iii) The Somerset Council ward members to be invited to attend the site visit.

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### D) Application No 37/25/00014

**Address:** 12 Nokoto Drive, North Petherton, Somerset

**Application Type:** Full Planning Permission

**Proposal:** Erection of 3no. bin stores & relocation of existing bike shelter

Committee discussion on this application included:

- Previous concerns have been addressed
- Improved waste disposal arrangements

**RESOLVED** to support the application.

**E) Application No 37/24/00068**

**Address:** Warren Farm, Petherton Park, Petherton Park Lane, North Petherton, Bridgwater, TA7 0DT

**Application Type** Full Planning Permission

**Proposal:** Construction of a stable block.

Committee discussion on this application included:

- The planning history on this site
- The existing cattle / sheep shed is currently being used for horses
- This is in part of the Northmoor SSI
- Working with horses is part of the business activity
- Impact on the visual amenity – it will be visible on the skyline
- It is a rural activity in a rural location
- Waste and water management and risk of pollution
- Structure of the proposed building
- Animal husbandry and welfare

**RESOLVED** that the Town Council has no objection to the application but would like a condition to be included with any approval requiring the provision of detailed information for surface water management

**F) Application No 37/25/00013**

**Address:** Oakmoor Farm, Coxhill, North Newton, Bridgwater, Somerset, TA7 0BT

**Application Type**

**Proposal:** Single storey front extension.

Committee discussion on this application included:

- Small application should be dealt with by delegation to Officers

**RESOLVED**

- (i) to support the application
- (ii) Request that ward Councillors on Somerset Council are asked to raise why simple applications such as this that should be dealt with by Officers under delegate powers are being sent to local councils for comments

**G) Application No 37/25/00017/FHY**

**Address:** 50 Old Road, North Petherton, Bridgwater, Somerset, TA6 6TQ

**Application Type:** Full Planning Permission

**Proposal:** Creation of vehicle access and associated parking.

Committee discussion on this application included:

- Comments submitted by neighbours

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- Lines of site will need to be addressed to meet the visibility splay required in the highways standard advice
- Cars currently park on the road
- Cars will need to reverse into the space not drive in

**RESOLVED** to support the application as it complies with policies D13, & D1 but would like a condition to be included with any approval regarding the visibility splay to be the best that can be best achieved taking into account the limitations of the site and the need to reverse into the parking spaces rather than driving in as shown on the drawings provides

## **P29/2025 Invoices for Payment**

Consideration was given to invoices for payment presented for approval.

**RESOLVED** to pay the invoices as detailed in the table below:

Payee	Invoice Date	Invoice No	Net	VAT	Gross	information
Pete Parfitt	01.04.2025	0	£3,580.00	£0.00	£3,580.00	Grave digging 7.3.2025 - 3.4.2025
Water2business	31.03.2025	6067922700	£22.06	£0.00	£22.06	Allotments 4.3.25- 31.3.2025
North Petherton Community Centre	03.04.2025	619	£363.00	£0.00	£363.00	Hire of main hall Jan25 - Mar 25 (Youth Club)
GWB Services	31.03.2025	3086	£100.00	£20.00	£120.00	March Play inspections
GWB Services	31.03.2025	3085	£4,704.00	£940.00	£5,644.00	March invoice Toils, Litter picking, Grass cutting
Viking	17.02.2025	5468520	£61.16	£15.29	£74.46	Stationery
Greenslades	31.03.2025	9708	£753.52	£150.70	£904.22	Cemetery main etc. March 25
North Petherton Community Centre	03.04.2025	623	£3,120.00	£0.00	£3,120.00	Hire of Small Hall Jan-March 2025
Salc	02.04.2025	1733	£2,176.94	£0.00	£2,176.94	Affiliation fee 25/26 & payment to the NALC
Scribe	25.03.2025	648	£1,339.20	£267.84	£1,607.04	Renewal 25/26
ICCM	02.04.2025	5160/2025/26	£105.00	£0.00	£105.00	25/26 Membership
South West Councils	11.04.2025	70947	£525.00	£105.00	£630.00	25/26 Membership
Heartsafe	03.03.2025	1146	£2,011.95	£398.00	£2,409.95	Bleed Kits
RBLI Shop	02.04.2025	128479	£328.33	£65.66	£393.99	VE day Bunting - BACS payment already made)

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Payee	Invoice Date	Invoice No	Net	VAT	Gross	information
<b>Total</b>			<b>£18,861.83</b>	<b>£1,896.83</b>	<b>£20,756.67</b>	
<b>Direct Debit</b>						
EDF	07.04.2025	KI-C092A314	£45.26	£2.26	£47.52	Toilets
DCK	09.04.2025	25426	£112.10	£22.42	£134.52	Salary Admin
DCK	09.04.2025	25427	£7,552.59	£0.00	£7,552.59	April 25 Salaries
<b>Total</b>			<b>£7,709.95</b>	<b>£24.68</b>	<b>£7,734.63</b>	

The meeting closed at 20:38hrs

Chair's Signature & Date