



## North Petherton Town Council

Town Council Office, Small Hall, North Petherton Community Centre  
Fore Street, North Petherton, Somerset, TA6 6QA  
Tel 01278 574074; Email [joy.norris@northpethertontowncouncil.gov.uk](mailto:joy.norris@northpethertontowncouncil.gov.uk)  
Town Clerk: Miss Joy Norris

Minutes of the Planning Committee held on Monday 12<sup>th</sup> May 2025 starting at 19:15hrs in The Small Hall, Fore Street, North Petherton, TA6 6QA

### **Present:**

**Chair:** Councillor M P Herbert

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

### **In attendance**

**Somerset Council:** Councillor A Bradford

Town Councillors: D Baker

Miss J Norris (Town Clerk)

3 members of the public attended the meeting.

### **P30/2025 Chair's Announcements**

There were no Chairmans announcements.

### **P31/2025 Apologies for Absence**

An apology for absence was received from Councillor Spelman-Ives.

### **P32/2025 Declarations of Interest**

The following declarations of interest were made:

- Councillor Habberfield declared a personal and prejudicial interest in Agenda No 7, Items for payment as one of the items listed was reimbursement to her for items purchased in connection with the VE Day 80<sup>th</sup> anniversary celebrations.
- Councillor Spencer declared a personal and prejudicial interest in Agenda No 7, Items for payment as one of the items listed is mayor's expenses.

### **P33/2025 Minutes**

Consideration was given to the draft minutes of the meeting held on 14<sup>th</sup> April 2025

**RESOLVED** to confirm the draft minutes of the meeting held on 14<sup>th</sup> April 2025 as a correct record.

### **P34/2025 Community Time**

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

No matters were raised.

**P35/2025 Pre-Application Information - Presentations** (on a without prejudice basis)

(i) **Park Lane Project (New Homes and Medical Centre)**

Chair's Initials

Committee discussion included:

Matters that it would be appreciated if it could be included in presentation

- Footpath along A38 on the site of the development and crossing point, this is a busy pedestrian and cycling route and is also on the bus route so people using public transport will also need to cross the road.
- Who will be the freeholder and leaseholder for the medical centre?
- How will the developer and Somerset Council ensure that delivery promises e.g. to provide the medical centre and other community benefits are adhered to.
- It is unreasonable to expect 1 developer to fund all the suggested community benefits required in the area so perhaps a s106 fund is needed for larger / expensive projects which can be held by SC and be the cumulative fund with contributions from all the developers in the area

**(ii) Follyfoot Farm Business Expansion**

Committee discussion included:

- What other consultation is being done with neighbours
- Water run-off from hydroponics
- Potential pollution to prevent watercourse contamination
- Waste management / material handling
- More HGV movements
- Standard of worker accommodation
- Is a pedestrian crossing point needed?
- Worker access to public transport
- Is a new bus stop needed either side of the road?

Councillors would like a site visit and asked the Town Clerk to make suitable arrangements.

**P36/2025 Applications For Consideration**

The Town Council's response to the applications listed below was considered:

**A) 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).

This application was listed for consideration at the 14 April Planning Committee where following discussion the following resolution was made:

**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.

Chair's Initials

The Town Clerk was asked to make suitable arrangements for a site visit.

**B) Application No 37/25/00021**

**Address:** 37 North Street, North Petherton, Bridgwater, TA6 6TE

**Application Type:** Full Planning Permission

**Proposal:** Demolition of lean-to and erection of a single storey extension to the side and rear and carport to the front of 37 North Street, North Petherton

Committee discussion about this application included:

- Does not appear to impact on neighbours
- Design and access statement supplied

**RESOLVED** to support the application as improvement to the housing stock and the requirements of policies D2 and D4 are met.

**C) Application No 37/25/00020**

**Address:** One Tree Farm, Tuckerton Lane, North Newton, Bridgwater TA7 0BA

**Application Type:** Full Planning Permission

**Proposal:** Erection of a two storey extension to the side, enlargement of porch, installation of additional solar PV panels on roof and erection of entrance gates and walls at One Tree Farm Tuckerton Lane, North Newton

Committee discussion about this application included:

- A design and access statement has been provided which was really helpful
- The proposal does not impact on the highway and will not generate additional vehicle movements
- Mitigations have been included within the application with regard to visual impact

**RESOLVED** to support the application as it meets the requirements of policies CO1, D2, D12 and D25.

**D) Application No 37/25/00024**

**Address:** 9 The Beeches, North Petherton, TA6 6RT

**Application Type:** Works to trees

**Proposal:** Crown reduce height / spread of 1no Yew (T1) (TPO ref T2) by approx. 2m (back to previous pruning points)

**Notification:** 25 April 2025 - matter delegated to officers and notification is provided as a matter of courtesy for information.

**RESOLVED** No comments to be submitted on this application.

**E) Application No 37/25/00022**

**Address:** Heathfield Farm, Bridgwater Road, North Petherton TA6 6PP

**Application Type:** Listed Building Consent – alterations

**Proposal:** Replacement porch to front elevation (Retrospective)

**RESOLVED** it is the opinion of the Town Council if this proposal was submitted as an application we would have supported it on

Chair's Initials
------------------

the grounds that it would be an improvement to the aesthetics and overall enhancement and the reduction of health and safety issues namely removal of a known dangerous substance – asbestos and therefore we support this retrospective application.

**F) Application No 37/25/00019**

**Address:** Mary Rose Cottage, Tuckerton Road, North Newton TA7 0DF

**Application Type:** Full Planning Permission

**Proposal:** Change of use of agricultural field into residential curtilage with conversion of attached garage into ancillary accommodation with changes to fenestration and insertion of rooflights

Committee discussion about this application included:

- What is the future plan for this site?
- The proposed green area seems disproportionately large for the size of property
- There is a cluster of dwellings nearby

**RESOLVED** to support the application as an improvement to the housing stock but with a condition that this site has reached its capacity for residential development

**P37/2025 Invoices for Payment**

**Note:** 19:58hrs Councillors Habberfield and Spencer left the room

Payee	Invoice Date	Invoice No	Net	VAT	Gross	information
Viking	28.04.2025	5757147	£80.99	£16.20	£97.19	Toilet Rolls
Viking	22.04.2025	5734118	£269.84	£53.97	£323.81	Office Supplies
Somerset Council	06.05.2025	30111501	£3,700.84	£740.17	£4,441.01	Library staff recharge.
Slashdotdash	07.05.2025	497	£480.00	£0.00	£480.00	Web hosting - June 2025 - May 2026
VE Day expenses ( Sue Habberfield)	30.04.2025		£53.75	£0.00	£53.75	Refreshments for tractor drivers
Mayor's expenses	07.05.2025		£151.30	£9.30	£160.60	Mileage and VE day meetings (24/25)
GWB	30.04.2025	3097	£5,517.50	£1,103.50	£6,621.00	April litter picking and grounds mtce, toilets
GWB	30.04.2025	3098	£125.00	£25.00	£150.00	April play equipent checks
EDF	01.05.2025	KI-703C30EC-0011	£19.58	£0.98	£20.56	Cemetery chapels electricity 01.04.25 - 30.04.2025
						water, allotments 01.04.2025 - 30.04.2025
Water2 business	3004.2025	6068111421	£67.87	£0.00	£67.87	Chair's Initials

<b>Total</b>			<b>£10,466.67</b>	<b>£1,949.12</b>	<b>£12,415.79</b>	
<b>Bank Transfers</b>						
From Unity Current Account to CCLA					£100,000.00	
from Unity Current Account to Unity Deposit Account					£300,000.00	

The meeting closed at 20: 02hrs

Chair's Signature & Date

Agreed