



North Petherton Town Council

*Town Council Office, Small Hall, North Petherton Community Centre
Fore Street, North Petherton, Somerset, TA6 6QA*

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Town Clerk: Miss Joy Norris

Notice is hereby given that a meeting of the Planning and Highways Committee of North Petherton Town Council will be held on Monday 1st September 2025 starting at 19:15hrs in The Small Hall, Fore Street, North Petherton, TA6 6QA.

Members of the Planning Committee (Councillors D Baker, S Habberfield, M P Herbert, L Hyde, S Sharman, L Spelman-Ives, and J Taylor) are hereby summoned to attend the meeting.

The business to be transacted at the meeting is outlined on the Agenda below. Reports will be made available as soon as possible, and in any event at least 30 minutes before the start of the meeting.

In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are very welcome to attend the meeting. Members of the public are invited to ask questions or raise issues relevant to the work of the Committee as part of the item on the agenda called Community Time and are only be permitted to speak during that agenda item. The overall time available for the Community Time agenda item is restricted to 15 minutes unless the Chair decides otherwise. Individual speakers are restricted to 3 minutes and are asked not to repeat points that have been made previously.

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. Somerset 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.

A handwritten signature in black ink, appearing to be "Joy Norris", written in a cursive style.

Joy Norris
Town Clerk
27 August 2025

Agenda

1 Chair's Announcements

The Chair will make any announcements that are for information and pertinent to the Committee.

2 Apologies for Absence

To receive apologies for absence from Councillors on the Committee who are unable to attend the meeting.

3 Declarations of Interest

To receive declarations of interest.

4 Minutes

- (i) To consider the draft minutes of the meeting held on 14th July 2025
- (ii) To consider the draft minutes of the meeting held on 28th July 2025

5 Invoices for Payment

To consider and approve invoices for payment.

6 Community Time

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

7 Applications For Consideration

To consider the Town Council's response to the applications listed below:

A) Application No 37/25/00040/LE

Address: Land at, Summerhayes Fisheries, Somerset Place, Somerset Bridge, Bridgwater, Somerset, TA6

Application Type: Full Planning Permission

Proposal: Erection of two-storey dwelling with integral garage and storage building, including access arrangements, landscaping and associated works.

Notification: 25 July 2025

Responses By: 15 August 2025

B) Application No 37/25/00036/LE [Amended application - There is a new description.](#)

Address: Land At, Shortlands Farm, Rhode Lane, Bridgwater, Somerset, TA5

Application Type: Full Planning Permission

Proposal: Variation of Condition 2 of Planning Permission Application No. 37/24/00002 (Erection of 4 dwellinghouses with associated access) to amend the approved plans listed in schedule A, to allow for the removal of the pedestrian footpath connection to Rhode Lane for Plot 1, and the repositioning of Plot 3.

Notification: 25 July 2025

Responses By: 15 August 2025

C) Application No 37/25/00042/AGE [Amended application - The developer is also seeking to vary conditions 9 and 25 to compliance conditions as a Geotechnical & Geo-Environmental Interpretive Report has been submitted for approval](#)

Address: Bridgwater Gateway Development, Bridgwater Road, North Petherton, Bridgwater, Somerset

Application Type: Full Planning Permission

Somerset Council has designated this as a Major Application

Proposal: Variation of Conditions 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 22 & 25 of Planning Permission 37/22/00071 (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).) to amend the site layout to provide adoptable roads, replace house types, amend dwelling heights, increase the proportion of 3-bed homes, re-orient houses to overlook open spaces, add a 3m wide shared cycle and pedestrian route through

the site, replace 'communal gardens' with private gardens, and amend the parking layout.

Notification: 29 July 2025

Responses By: 12 August 2025

- D) Application No** 37/25/00047/FHY
Address: 161 Taunton Road, North Petherton, Bridgwater, Somerset, TA6 6NN
Application Type: Full Planning Permission
Proposal: Erection of ground floor extension to the south & shed between the garage and the house on the northern side
Notification: 29 July 2025
Responses By: 19 August 2025
- E) Application No** 37/25/00031/STP
Address: Land To The North Of, Clavelshay Road, North Petherton, Bridgwater
Application Type: Full Planning Permission
Proposal: Erection of extension to existing agricultural building to house livestock.
Notification: 30 July 2025
Responses By: 20 August 2025
- F) Application No** 37/25/00032/STP
Address: Land To The North Of, Clavelshay Road, North Petherton, Bridgwater
Application Type: Full Planning Permission
Proposal: Erection of extension to existing agricultural storage building
Notification: 30 July 2025
Responses By: 20 August 2025
- G) Application No** 37/25/00049/
Address: Lower Clavelshay Farm, Clavelshay Road, North Petherton, Bridgwater, TA6 6PJ
Application Type: Full Planning Permission
Proposal: Erection of 5 No. dwellings (in lieu of Class Q approvals 37/23/00016 and 37/23/00017) with garaging, means of access, landscaping and associated works
Notification: 4 August 2025
Responses By: 25 August 2025
- H) Application No** 37/25/00056/
Address: : Lakeview Holiday Cottages, Notaro Way, Huntworth, Bridgwater, TA7 0AJ
Application Type: Full Planning Permission
Proposal: Variation of Condition No. 06 of application 37/91/00009
Notification: 5 August 2025
Responses By: 26 August 2025
- I) Application No** 37/25/00055/AGE
Address: Bridgwater Gateway Development, Bridgwater Road, North Petherton, Bridgwater, Somerset
Application Type: Reserved Matters
Proposal: Approval of reserved matters for the erection of 15 dwellings and associated access, green infrastructure, landscaping, drainage and engineering works
Notification: 5 August 2025
Responses By: 26 August 2025

- J)** **Application No** 37/25/00056/LE [Amended Plans - the proposal description has been amended](#)
Address: Lakeview Holiday Cottages, Notaro Way, Huntworth, Bridgwater, TA7 0AJ
Application Type: Full Planning Permission
Proposal: Variation of condition 6 of planning permission 37/91/00009
(Establishment of waterways visitor centre, with canal mooring basin, erection of 100 bed hotel, self contained holiday flats, mooring facilities block, site managers cottage, shop/exhibition block and eight staff bed accommodation to be occupied by bona fide officially sanctioned Hinkley Point C workers for an additional 5 years.
Notification: 7 August 2025
Responses By: 28 August 2025
- K)** **Application No** 37/25/00051/FHY
Address: One Tree Farm, Tuckerton Lane, North Newton, Bridgwater, Somerset, TA7 0BA
Application Type: Full Planning Permission
Proposal: Formation of horse arena / manege (retention of works already undertaken)
Notification: 11 August 2025
Responses By: 1 September 2025
- L)** **Application No** 37/25/00050/LE
Address: Sellick Farm, Brook Street, North Newton, Bridgwater, Somerset, TA7 0BL
Application Type: Full Planning Permission
Proposal: Erection of a two storey extension, on site of garage to be demolished, to create replacement garage and living accommodation, erection of a single storey extension to south elevation, erection of barn, and erection of a garage/store (retention of part works already undertaken)
Notification: 13 August 2025
Responses By: 3 September 2025
- M)** **Application No** 37/25/00034/AGE [Amended Application - The red line has been amended to include the area of land that is to be used to access the service yard.](#)
Address: Bridgwater Gateway Development, Bridgwater Road, North Petherton, Bridgwater, Somerset
Application Type: Full Planning Permission
Proposal: Bridgwater Gateway Development, Bridgwater Road, North Petherton, Bridgwater, Somerset
Notification: 14 August 2025
Responses By: 4 September 2025
- N)** **Application No** 37/25/00027/FHY
Address: 4 Rhyne Bridge, Taunton Road, Bridgwater, Somerset, TA6 6LE
Application Type: Full Planning Permission
Proposal: Conversion of existing front garden into driveway, and erection of 1.8m high fence and gates
Notification: 18 August 2025
Responses By: 8 September 2025
- O)** **Application No** 37/24/00059/FHY [Amended Plans](#)

Address: Sellick Farm, Brook Street, North Newton, Bridgwater, Somerset, TA7 0BL

Application Type: Listed Building Consent - alterations

Proposal: Erection of a two storey extension, on site of garage to be demolished, to create replacement garage and living accommodation, erection of a single storey extension to south elevation, erection of barn, and erection of a garage/store (retention of part works already undertaken)

Notification: 18 August 2025

Responses By: 8 September 2025

P) Application No 37/25/00059/FHY

Address: 4 Mccreath Close, North Petherton, Bridgwater, Somerset, TA6 6RP

Application Type: Full Planning Permission

Proposal: first floor side extension and two storey rear extension

Notification: 21 August 2025

Responses By: 11 September 2025

Q) Application No 37/25/00060/FHY

Address: Higher Lock House, Banklands, North Newton, Bridgwater, Somerset, TA7 0DQ

Application Type: Full Planning Permission

Proposal: Erection of two storey side extension on west elevation, including an external balcony and access stairs, and single storey extension on north elevation and other associated alterations.

Notification: 21 August 2025

Responses By: 11 September 2025

R) Application No 37/25/00016/STP

Address: Tor View, Primore Road, West Newton, Bridgwater, Somerset, TA7 0DB

Application Type: Full Planning Permission

Proposal: Erection of single storey conservatory.

Notification: 22 August 2025

Responses By: 12 September 2025

S) Application No 37/25/00029/STP

Address: Carrs Skoda, Market Way, North Petherton, Bridgwater, Somerset, TA6 6DF

Application Type: Advertisement Consent

Proposal: Replacement of existing signage with 4No. internally illuminated fascia signs, 2No. internally illuminated 6m pylon signs, 1No. directional sign and 1No. internally illuminated entrance portal.

Notification: 22 August 2025

Responses By: 12 September 2025

8. Somerset Council Emergency Changes to the Planning Service

To consider the Town Council's response, if any, to the emergency changes to the Planning Service currently being implemented by Somerset Council, including the impact upon the Town Council's processes and resources.
