



North Petherton Town Council

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Town Clerk: Miss Joy Norris

Minutes of the Planning and Highways Committee held on Monday 28th July 2025 starting at 21:10hrs (on the rising of the Town Council meeting) in The Somerset Room, The Walnut Tree Hotel, Fore Street, North Petherton, TA6 6QA

Present:

Chair: Councillor Herbert

Town Councillors: Habberfield, Hyde, Spelman-Ives and S Sharman

In attendance

Town Councillors: T Brown, P Brown, P Spencer, K Power, E Smith

Somerset Council: Councillor A Bradford

Miss J Norris (Town Clerk)

1 member of the public attended the meeting.

PH19/2025 Chair's Announcements

The Chair welcomed everyone to the meeting and said that due to the late start he would do his best to keep the meeting as short as possible whilst enabling people to speak on each agenda item.

The previous meeting, which had been well attended by members of the public, had provided an opportunity to review arrangements such as room lay out and seating provision and it was intended to continue with the arrangements at future meetings.

It was becoming apparent that North Petherton is recognised as the strategic direction of housing growth and with the number of large scale applications it is important that the Town Council is in a position to respond to applications in an objective and constructive manner. As planning is a complex matter an initial meeting has been held with an experienced Planning Consultant about how they can help the Town Council understand and respond appropriately to planning applications.

It is increasingly important that we get the message across that the Town Council are not the decision makers regarding planning applications and that we work out the best way of getting our voice heard by Somerset Council. policies. The Committee Vice-Chair has drafted a summary of the various most used planning policies which will be circulated to Councillors for information.

PH20/2025 Apologies for Absence

An apology for absence was received from Councillor Baker

PH21/2025 Declarations of Interest

The following declarations of interest were made at this stage of the meeting;

- Cllr Bradford explained that as he sits on the Somerset Council Planning North Committee he cannot sit on North Petherton Town Council Planning Committee but attends the meetings to observe and listen to the views expressed.
- Councillor Habberfield declared a personal interest in planning application 37/25/00043 as she knows the applicant and does business with them
- Councillor Spencer declared a personal interest in planning application 37/25/00042 as he lives just across the road from the application site.

PH22/2025 Minutes

The draft minutes of the meeting held on 14 July 2025 were not presented for consideration.

PH23/2025 Community Time

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

Speaker 1

The speaker made a number of points which included:

- When making decisions the impact on the whole of the town council area needs to be considered alongside the views of the people Councillors are representing
- With the increase of traffic comes an increased risk of accidents
- The increased traffic and lack of infrastructure is causing a depreciation in the value of local homes
- Many people who live along the route of the A38 through North Petherton have difficulty getting out of their driveway due to the amount of traffic.

The Chair response included:

- the Town Council are not the decision makers and we need to provide strong planning reasons when responding to planning applications whether supporting or objecting to an application.
- The Local Plan governs the policies that the Town Council can refer to in the rationale for their response to an application and there is no policy that deals with traffic congestion.
- The Town Council does listen to points made by members of the public and repeatedly makes the same comments.
- Please come to future meetings and use the Community Time agenda item to make comments and please let Councillors know if there is something that is missing from their deliberations.

P24/2025 Applications For Consideration

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

A) Application No 37/25/00042/AGE

Location: 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, 10, 11, 13, 14 & 22 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.

RESOLVED to defer consideration of this application to enable a site visit to take place; such visit to be for the purposes of gaining an understanding of the amendments to the original application including the lay out changes.

B) Application No 37/25/00039

Location: Rhode Farm, Rhode Lane, Bridgwater, Somerset, TA5 2AD

Application Type: Full Planning Permission

Proposal: Variation of Condition No. 02 (approved plans) of application 37/22/00002 to substitute the proposed site plan

Committee discussion on this application included:

- The responsibility of the farm to maintain the land and the hedges
- Responsibility of maintaining the footpath

RESOLVED to support the application as it meets the criteria set out in Local Plan policies D13, D29 and D30

C) Application No 37/25/00046

Location: 37 North Street, North Petherton, Bridgwater, Somerset, TA6 6TE

Application Type: Cert. of Lawfulness for Proposed Use/Dev

Proposal: Change of use from Single Family Dwelling (Class C3) to 6 Person HMO, (Class C4).

The address on this application is incorrect – the application site is not in North Petherton and the planning statement says it is a mid-terrace property near a railway station -

D) Application No 37/25/00038

Location: Newton House, Church Road, North Newton, Bridgwater, Somerset, TA7 0BG

Application Type: Listed Building Consent - alterations

Proposal: Installation of 2No. 1.8m wooden French Doors (to match existing), relocation of internal WC, and removal of 2No. internal breezeblock walls.

RESOLVED to support this application as an improvement to the housing stock and it meets the criteria set out in Local Plan policies D2, D25 and D26

E) Application No 37/25/00036

Location: 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, and the repositioning of the garage for Plot 4.

RESOLVED to support this application as it meets the criteria set out in Local Plan policies D2 and D25.

F) Application No 37/25/00043

Location: Burnt House, Petherton Road, North Newton, Bridgwater, Somerset, TA7 0BD

Application Type: Full Planning Permission

Proposal: Erection of a single storey dwelling and associated garden and parking.

RESOLVED to support this application as it meets the criteria set out in Local Plan policies D2, D6 and D9

The meeting closed at 21:38hrs