



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 and Highways Committee held on Monday 6th October 2025 starting at 19:15hrs in The Small Hall, Fore Street, North Petherton, TA6 6QA

Present:

Chair: Councillor Herbert

Town Councillors: Habberfield, Hyde, Sharman and Taylor

In attendance

Somerset Council: Councillors Alan Bradford and B Revans

Town Councillors: P Spencer

Miss J Norris (Town Clerk)

10 members of the public attended the meeting.

PH33/2025 Chair's Announcements

The Chair thanked everyone for coming and made the housekeeping announcements.

Councillor Rigby the portfolio holder for Planning at Somerset Council, has responded to the letter sent to him by Councillor Herbert and the response will be circulated to Town Councillors in the next Clerk's update.

PH34/2025 Apologies for Absence

Apologies for absence were received from Councillors Spelman-Ives and Baker

PH35/2025 Declarations of Interest

The following declarations of interest were made:

- Councillor Hyde, declared a personal interest in Agenda no 7a **No:** 37/25/00063/FHY, 32 Broadlands Avenue, North Petherton, Bridgwater, Somerset, TA6 6QS, as she knows the applicant
- Councillor Habberfield, declared a personal interest in Agenda 7m **37/25/00076/FHY** Redlands, Woolmersdon, Bridgwater, TA5 2BP as she knows the applicant.

PH36/2025 Minutes

Consideration was given to the draft minutes of the meeting held on 1st September 2025.

The Chair explained that whilst the draft Minutes reflected the deliberations and decisions of the meeting there had been a procedural error and 3 applications with a Bridgwater Gateway address had been taken together whereas application no 37/25/00034 with regard to the erection of business units (amendment of the red line to include the area of land that is to be used

Chair's initials

to access the service yard) should have been taken separately from applications No 37/25/00042/ and 37/25/00055 as they were in regard to the erection of 15 dwellings at Bridgwater Gateway

Resolved

- (i) To delegate the submission of a response to application 37/25/00034 to the Town Clerk following consultation with the Committee Chair
- (ii) That the draft minutes of the meeting held on 1st September 2025 be confirmed as a correct record subject to an administrator's note being added regarding application no 37/25/00034.

PH37/2025 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
Scribe	22.09.2025	12516	£420.00	£84.00	£504.00	Scribe - Allotment software renewal
QSSIT	23.09.2025	29747793	£2,283.38	£456.68	£2,740.06	New laptops, cases. Monitors for staff
Slashdotdash	31.07.2025	537	£72.00	£0.00	£72.00	Website updates
Waer 2 business	01.09.2026	6068891904	£1,018.09	£0.00	£1,018.09	Allotments - Water July and Aug
SLCC	30.09.2025	BK223245-1	£90.00	£18.00	£108.00	Town Clerk- VAT Training
PKF	15.09.2025	SB20251892	£1,365.00	£273.00	£1,638.00	External Audit
Junction 24	01.10.2025	8170	£716.66	£143.33	£859.99	Office Rent - October
Total			£5,965.13	£975.01	£6,940.14	
Direct Debits etc						
EE	15.09.2025	VO2388467348	£25.30	£5.06	£30.36	Mobile phone
Unity Bank	17.9.2025		£2.80	£0.00	£2.08	Bank charges

PH38/2025 Community Time

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

Speaker 1

The speaker has lived in Moorland, on the edge of Fordgate, for 25 years and is concerned about the new developments in and around North Petherton which are creating a lot of water run-off. The speaker would like to know if anyone has assessed the cumulative impact of the developments.

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Most of the water from North Petherton ends up in Park Brook and the areas of Moorland and Fordgate are at the end of the brook.

The brook is noticeably under pressure and the Environment Agency (EA) bring in temporary pumps at Elsons Clyst on a regular basis to remove water into the River Parrett, this is expensive as the EA has to pay for the pump and security.

The speaker fears that unless robust measures are included within future developments Park Brook will not be able to take the amount of water. Either very strong water management arrangements need to be included in future development schemes or developers should pay for a water pump at Elsons Clyst.

Speaker 2

The speaker has lived in Moorland for nearly 40 years and agrees with the points raised by the previous speaker. Then speaker then made a number of points:

- SUDS are usually inadequate and they don't work, much more attention is needed to be given to attenuation.
- The picture on Northmoor is getting more concerning and is under increasing pressure. Northmoor & Saltmoor are quickly overwhelmed and in the worsening financial picture reliance cannot be placed on the bringing in of pumps.
- Planning applications need to take account of the directions and quantities of water, storage capacity needs to be mandated and water storage available for days not hours.
- The run off from solar farms needs to be included in any capacity calculations
- There is inadequate explanations as to how a tidal barrier will react to fluvial and tidal threats and impact upon water flow and storage capacity.

The Committee Chair responded that the Committee is currently identifying Councillors who have knowledge of specialist areas which can be of help when responding to planning applications, for example Councillor Taylor will be collating flooding information. The Committee is also working towards to have standing advice prepared on specific topics in order to help respond to planning applications quickly and consistently.

As the Planning and Highways Committee Chair, councillor Herbert has done a local tour taking in the length of Park Brook and has seen the congestion of the water course including reed beds and blockages – which amounts to obstruction rather than controlled water flow. The Chair said that the Town Council will continue to raise potential flooding concerns with Somerset Council, the Internal Drainage Board and the Environment Agency.

Speaker 2 –said that there was information / data available, but it requires someone with good analytic skills to pull it together and he is willing to help.

Councillor Spencer offered to help with using spreadsheets to record and analyse information.

Speaker 3

The speaker lives in centre of North Newton having moved there about three years ago.

Where the speaker lived previously (Brighton) there were enforced 20mph zones it worked well.

There are particular problems in North Newton including car parking at school pick up time and lots of traffic going to the business centre. Every day sees children going to and from school at risk and it can be terrifying to watch. A 20mph speed limit won't solve the problem but may save a life compared to people travelling at 30/40mph.

The speaker said they support the petition based on previous experience.

Chair's initials

Speaker 4

The speaker has lived in Brook Street, North Newton for 7 years.

This is a time of great division and conflict when communities need to pull together. Joggers, pedestrians, cyclists are all in increased danger from vehicles. The perfect storm of risk makes a 20mph zone a “no brainer”. Established community members may be opposed to introducing the 20mph speed limit but the community needs to move with the times. Most of the village roads are not safe to travel at 30mph in reality those unfamiliar with the road drive to the speed limits; if 20 painted on the roads there would be no doubt what the limit is.

The speaker first proposed a 20mph zone at North Newton Primary School governors meeting where it received great support, and then the petition was launched at the North Newton Flower Show. The petition contains 3 times the number of signatures that Town Council’s Petitions Policy requires.

It is now up to North Petherton Town Council working with Somerset Council to decide how to move forwards but it is not about votes but saving lives.

Last week there was an incident with a large electric cycle pursued by BMW travelling at least 50mph. The introduction of a 20mph limit will not stop that sort of crazy behaviour.

Speaker 5

The speaker has lived in North Newton for about 5 years and is originally from South Wales where they had lots of 20mph zones. In Wales a number of the zones have now been scrapped as drivers constantly look at speedos rather than where they are going and there is an increase in pollution.

The speaker has learnt to walk appropriately on country roads, unfortunately many people don’t take sufficient care.

In the speaker’s experience, drivers slow down just for the camera and then revert to their original speed.

The main problem is with E scooters.

The speaker didn’t see the petition at the flower show.

The speaker said she realises there are for and against a 20mph limit but a lot of people in the village don’t want it.

Speaker 6

The speaker has lived in North Newton over 30 years and walks around without any problems. If a 20mph zone is introduced it will cause division and resentment between local residents especially if local people are doing the “patrols”

The speaker said that he cannot understand how people can drive as fast 40mph because of the parked cars and the road widths and he believed that a 20mph zone is not required.

The Chairman said there were obviously a number of road safety matters for the Committee to consider and discuss and they are aware of the 20mph petition content. The Chairman then reminded the meeting that it can take a long time to collect relevant information regarding road safety and traffic data, he finished by thanking everyone for their time and attending the meeting.

Councillor Revans said that one of Somerset Council’s policies is to allow towns and parishes to make speed limit requests and a number of communities have taken this forward, for example Wembdon and Pilton where the introduction of 20mph limits has slowed down the traffic. It will however be for North Petherton Town Council to decide how it responds to the petition from North Newton.

Chair’s initials

Cllr Revans added that in addition to the petition there was also a public meeting at the village hall.

There are 20mph signs with flashing lights outside the primary school in North Newton which come on at school going in and home time but compliance is only advisory not mandatory. Councillor Revans said that he would support the request and feels it is a major area to consider as a high priority for 20mph consideration but emphasised it is for the Town Council to request and move the idea forward and that may include more consultation.

Note: 20:01hrs Councillor Herbert delegated chairing the remainder of the meeting to the Vice-Chair, Councillor Sharman, so that he gains experience of chairing a meeting.

PH39/2025 Applications For Consideration

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

- A) Application No:** 37/25/00063/FHY
Address: 32 Broadlands Avenue, North Petherton, Bridgwater, Somerset, TA6 6QS
Application Type: Full Planning permission
Proposal: A 2 storey side extension plus provision of 2 additional car parking spaces

Committee discussion included:

- Lot of space on the plot for this extension
- Supported by a neighbour
- Good to get cars off the road
- Improvement to the housing stock
- No design & access statement was provided
- Dropped kerbs are necessary

RESOLVED to support the application as it complies with policies D1, D2, D3 and D13

- B) Application No:** 37/25/00062/TTE
Address: Dunns Barn, Maunsel Road, North Newton, Bridgwater, Somerset, TA7 0BW
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension to the front elevation and associated works to fenestration

Committee discussion included:

- Comments from Highways support the application
- The extension will improve quality of life for the residents

RESOLVED to support the application as complies with policy D2

- C) Application No** 37/25/00065/TTE
Address: Westland, Maunsel Road, North Newton, Bridgwater, Somerset, TA7 0BP
Application Type: Full Planning Permission
Proposal: Proposed single storey rear extension

Committee discussion included:

- The extension will not be visible from the road

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- The extension will increase family space
- No work should take place within 9M within of a rhyme
- Good design and accompanying documents including design and access statement
- The extension will not overlook any adjacent property

RESOLVED to support the application as it complies with policies D2 and D25

D) Application No 09/24/00020/GNN The applicant has revised the red line planning boundary to include provision to deliver biodiversity net gain on-site.

Address: Land on and between Impens Solar Farm and, Bridgwater National Grid Substation, Westonzoyland Road, Bridgwater, Somerset

Application Type: Full Planning Permission

Proposal: Installation of underground cable.

Committee discussion included:

- There was sparse information on biodiversity net gain in the original application
- Planning Permission was originally granted in 2022
- Huntworth junction is already overloaded with traffic movements
- There are a large number of consultees
- The cable route goes underneath the canal and motorway
- There is no reference to Somerset Council as the lead flood authority
- The impact of the proposal needs to be considered at a global level
- The Internal Drainage Board have not submitted any objections
- Construction work must be done safely especially where it impacts on public rights of way

RESOLVED that provided the concerns from other organisations are addressed, to continue to support the application as it meets the criteria within policies D1, D20, D21 and S3.

E) Application No 37/25/00057/FHY

Address: Chapel Hill Barns, Shearston Lane, Shearston, Bridgwater, TA6 6PL

Application Type: Full Planning Permission

Proposal: Proposed part conversion of an existing stable block to form a residential annexe

Committee discussion included:

- No supporting docs / validation from carers, Drs etc
- Insufficient information provided as to why the change is required
- The application will provide only a small residential / living area
- No discussion with affordable homes is referenced

RESOLVED to object to the application as it does not meet criteria contained in policies D5, D7 and D12.

Chair's initials

- F) Application No 37/25/00066/FHY**
Address: Ferrydown House, 43 Fore Street, North Petherton, Bridgwater, Somerset, TA6 6PY
Application Type: Listed Building Consent – Alterations
Proposal: Re-roof main Church building

Committee Discussion included:

- The Conservation Officer's concerns about the level of information provided
- Objections from nearby residents
- The construction plan needs to recognise contractor parking will imping on local residents

RESOLVED to object to the application as it does not meet the criteria contained in policy D26

- G) Application No 37/25/00048/EF**
Address: Land To The East Of Taunton Road, Adjacent To Portman Drive, Taunton Road, North Petherton, Bridgwater, Somerset, TA6
Application Type: Modification/discharge of Planning Obligation
Proposal: Application to modification of Planning Obligation (Section 106 Agreement) dated 18th June 2020 relating to Planning Permission 37/18/00097 to amend the s106 Mortgagee Exclusion Clause within the Affordable Housing Schedule to match the standard NHF wording to enable charging the plots at Market Value Subject to Tenancy (MV-T).
Note: This was notification only and in line with Somerset Council's Constitution and the adopted decision making process, the decision for this application is delegated to officers. This notification was therefore being provided as a matter of courtesy for information.

Committee Discussion included:

- It is important that affordable housing is available

The Committee noted the application.

- H) Application No 37/25/00068/LE**
Address: ~~Old Playing Field Site, Stockmoor Drive, North Petherton, Bridgwater, Somerset, TA6 6LG~~ Land At, Former Somerset Bridge Primary School, Hamp Bridge, Bridgwater, Somerset, TA6

Administrators Note: Agenda items H and I were taken as the same application as the application listed as Agenda item I replaced the application listed as agenda H

Application Type: Permission in Principle

Proposal: Application for Permission in Principle for the erection of 9No. dwellings

Committee discussion included:

- Lots of different plots on this site
- The inadequate access off Taunton Road
- Number of vehicle movements that will be generated by this application and the others for the same site

Chair's initials

- The need to consider the cumulative impact of additional housing on traffic numbers on the access to the site and the neighbouring area
- Need to consider the cumulative impact of additional housing on health services
- There have been lots of local objections
- There does not seem to have been an assessment of the canal bridge to cope with increased traffic
- History of applications on the site
- What flood zone is the site in?

RESOLVED to object to the application as it does not comply with the criteria set out in policies D13 and D14 and the method of accounting TRICS

I) Application No 37/25/00071/FHY

Address: Manor Farm, Primore Road, West Newton, Bridgwater, Somerset, TA7 0DB

Application Type: Notice of Proposed Agricultural Devt.

Proposal: Application to determine if prior approval is required for a proposed
Erection of an agricultural barn for the storage of machinery and equipment

Note: This was notification only and in line with Somerset Council's Constitution and the adopted decision making process, the decision for this application is delegated to officers. This notification was therefore being provided as a matter of courtesy for information

The committee noted this application

RESOLVED that the Town Clerk contacts Somerset Council to raise concerns about mis-use of planning procedure whereby there are applications granted for change of use from agricultural buildings and subsequently new applications are submitted for new agricultural buildings

J) Application No 37/25/00070/LE

Address: 12 Rosa Way, North Petherton, Bridgwater, TA5 2GJ

Application Type: Full Planning Permission

Proposal: Proposed loft conversion to include the insertion of rooflights to the South East and North West elevations

Committee discussion included:

- No design & access statement provided
- The application indicates a reasonable and sensible approach to loft conversion
- No overlooking issues
- No neighbour objections
- The application will not result in an increase in the number of vehicles parked at the property

RESOLVED to support the application as it is an improvement to the housing stock and complies with policy D2.

Chair's initials

- K) Application No 37/25/00073/FHY**
Address: Land at Hamp Bridge, Bridgwater, Somerset, TA6
Application Type: Permission in Principle
Proposal: Permission in Principle for up to 9No. dwellinghouses

Committee discussion included:

- Piecemeal applications are being received for this site

RESOLVED to object to the application as it does not meet the criteria set out in policies D13 and D14

- L) Application No 37/25/00076/FHY**
Address: Redlands, Woolmersdon, Bridgwater, TA5 2BP
Application Type: Prior Approval Agricultural to Dwelling
Proposal: Application to determine if prior approval is required for a proposed:
Change of Use of Agricultural Buildings to 1No. Dwellinghouse (Class C3), and associated building operations
Note: This was notification only and in line with Somerset Council's Constitution and the adopted decision making process, the decision for this application is delegated to officers. This notification was provided as a matter of courtesy for information.

The Committee noted the application.

- M) Application No 37/24/00067/FHY**
Address: Land at Huntworth Roundabout, Campion Way and, Taunton Road, Bridgwater, Somerset
Application Type: Advertisement consent
Proposal: Retrospective application for the retention of 2No. non-illuminated adverts for a temporary period of 12 months

RESOLVED to support the application with the condition that the advertisements must be removed upon expiry of the 12 month period

PH40/2025 Road Safety

Consideration was given to the following road safety matters and what action if any and / or the next steps the Town Council wishes to take:

- Petition for 20mph zone in North Newton
- Request for two convex mirrors at the junction of A38 and Clare Street
- Request for Ellen Close to be made one way
- Request to repaint the white lines on the pedestrian crossing outside the pharmacy
- Request for signage prohibiting cycling along **Church Walk** and the associated footpaths around the church, medical centre and community centre.

Councillors were asked to submit any comments they have on any of the above requests to the Clerk and Committee Chair, these will then be collated and where necessary a site visit arranged. A report containing all the responses and site visit findings will then be considered at a future committee meeting.

Chair's initials

Cllr Revans explained that requests to re-paint road markings could be made direct to the unitary council ,also, it was his understanding that convex mirrors not usually installed by Somerset Council.

The Chair suspended the meeting to allow a member of the public to speak. The speaker said that if a site visit to North Newton is arranged in regard to the petition for a 20mph zone account should be taken of the fact that at different times of the day there are different conditions e.g. vehicle speeds and parking

The meeting closed at 21:01hrs.

Chair's Signature & Date

Agreed