



SOUTH PETHERTON PARISH COUNCIL

Clerk to the Parish **Kate Alford**

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Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by Local Government Act 1972 Section 100 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose. Although not a requirement to do so prior notification to the Clerk by noon the previous Friday would enable a full response when appropriate to be given.

Monday 30th October 2017

To: To all members of **South Petherton Parish Council Planning Committee**

Ladies & Gentlemen:

You are summoned to the **Meeting of South Petherton Parish Council's Planning Committee** to be held in **The William Blake Memorial Hall** on **Monday 6th November 2017** commencing at **7.00 pm** when the following business will be transacted.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kate Alford', written in a cursive style.

Kate Alford
South Petherton Parish Clerk

AGENDA

- P45.1 To receive any apologies for non-attendance**
- P45.2 To receive any declarations of interest**
- P45.3 To receive and confirm the Minutes of South Petherton's Planning Committee held on Monday 2nd October 2017.**
- P45.4 Planning Matters**

(a) To consider and respond to the following planning applications

17/04101/ FUL	Demolish existing garage and erection of detached dwellinghouse and garage South Harp Cottage, South Harp, Over Stratton TA13 5LF	Pending Consideration
17/04125/ FUL	Alterations and the change of use and conversion of existing workshop into a dwelling. Moncktons Cottage, Watergore, South Petherton TA13 5JQ	Pending Consideration
17/03930/ FUL	Alterations and conversion of loft to habitable accommodation, formation of dormer window with balcony on rear elevation. 12 Lightgate Road, South Petherton TA13 5AJ	Pending Consideration
17/04012/ S73	Application to amend condition 2 (approved plans) of approval 16/03979/FUL to amend design. Land adjoining The Carriage House, Crown Lane, South Petherton.	Pending Consideration
17/03997/ DPO	Application to vary a S106 agreement dated 1/11/1991 between SSDC and JPJ Rawle and PE Rawle relating to planning permission 903159 to vary wording of tie. The Old Garage, West Street, South Petherton TA13 5DJ	Pending Consideration
17/03860/ FUL	Demolish existing workshops and store. Erection of new building to provide 4 No. workshop/stores. Logge Farm, West Street, South Petherton, Somerset, TA13 5DJ	Pending Consideration
17/03335/ S73	Application to amend condition 2 (approved plans) of planning permission 15/01136/FUL to reduce the height of the new dwellings by 400mm. Land adjoining 85 Stoodham, South Petherton TA13	Pending Consideration

(b) To receive an update on email decision planning applications.

17/03865/ COU	<p>Change of use from agricultural to a camping site and formation of access.</p> <p>Land at Lower Stratton, Wigborough, South Petherton TA13 5LP</p>	<p>The Planning Committee recommend support of this application.</p>
17/03821/ S73A	<p>Application to vary condition 2 of planning permission 14/03258/FUL to amend position of road and plots 3 and 4.</p> <p>Land Rear of 25 Hayes End, South Petherton Somerset</p>	<p>The Planning Committee note that it is very difficult to see the difference in the plan, and we should note that the immediate neighbours comments should be taken into account.</p>
17/03335/ S73	<p>The erection of 2 No. Dwelling houses in garden and formation of vehicular access.</p> <p>29 Hayes End, South Petherton TA13 5AG</p> <p>As this plan uses the grass verge as part of its plan it is assumed that the applicant has done a deal with the verge owner, and the plan does show both properties to have 2 off road parking spaces.</p> <p>This application is made by owners of a property on Hayes end, but it is clear that the impact will be on Granary Close. What is not clear is access and parking, both of which are a material consideration for any application. A site visit (only from the road) and also conversations with property owners on the Wyatt development have been carried out by a Councillor. It seems there is no access to Granary Close from the garden of 29 Hayes End. Wyatts have planted trees and laid turf between the road curb and the garden fence boundary of no 29. Any on-street parking in this area would be of concern. Clarity of access needs to be detailed.</p> <p>A further material consideration is that both the design and the appearance of the new properties should be in keeping. We believe the planning authority will also need to look at this issue.</p>	<p>The Planning Committee has some concerns about this application – noted below.</p>

(c) To receive an update on past considered planning applications

17/03678/ TCA	<p>Application to carry out tree surgery works to 1 Ash tree, 1 Cherry and 1 Lombardy Poplar tree all within a designated conservation area.</p> <p>Palmers Close, Palmer Street, South Petherton TA13 5BD</p>	<p>Application permitted</p> <p>14/09/17</p>
17/03677/ TCA	<p>Application to carry out tree surgery works to a Cherry tree within a designated conservation area.</p> <p>23 Roundwell Street, South Petherton, Somerset TA13 5AA</p>	<p>Application permitted</p> <p>14/09/17</p>

17/02926/ FUL	Erection of a link extension between buildings D and E and construction of an external covered plant area. Probiotics International Ltd, Lopenhead, South Petherton TA13 5JH	Application permitted with conditions 19/09/17
17/02817/ FUL	Alterations and erection of single storey rear extension. Erection of two side storey extension and covered porch. 21 Lightgate Villas, Lightgate, South Petherton TA13 5AX	Application permitted with conditions 20/09/17

P44.5

Enforcements

P44.6

Appeals

P44.7

Other Business referred to the Clerk

P44.8

Date time & place of next meeting – Monday 4th December 2017 – Blake Memorial Hall