SOUTH PETHERTON PARISH COUNCIL

South Petherton Parish Office
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Minutes of a meeting of the **South Petherton Planning Committee** held at the William Blake Memorial Hall, South Petherton on **Monday 2nd November 2026** at 7.00pm where the following business was transacted:

PRESENT: Councillors: S Carp (Chairman), B Swainson, E Brandal-Canns, T New and N Wakely with the Clerk and Deputy Clerk. Councillors R Killen and R Prins were also in attendance.
9 members of the public were in attendance.

Public Question Time

The agent for the applicants of planning application 26/02219/FUL - Land off Compton Road, South Petherton: Erection of 29 dwellings and associated landscaping and parking advised that she would answer any questions. Two local residents spoke in opposition to application 26/02219/FUL - Land off Compton Road, South Petherton citing rainwater run-off into the village, additional traffic, loss of Grade 1 agricultural land and lack of public transport.

PL11.1 To receive and accept any apologies for non-attendance

Apologies for non-attendance were received from Cllrs A Baker, D Hodson-Wright and G Richards.

PL11.2 To receive any declarations of interest

Cllr N Wakely declared a disclosable pecuniary interest in planning application 24/00326/OUT - Hams Ground, Hamsfield Lane, South Petherton as his wife had an interest in the land. He left the room during consideration of this application.

PL11.3 To receive and confirm the minutes of the Planning Committee meeting held on the 7th October 2026

The minutes were unanimously approved and signed as a correct record of the meeting by the Chairman. Proposed and seconded. 5-0-0

PL11.4 Planning Matters

a) 26/02432/HOU - Holly Cottage, Yeabridge, South Petherton, Somerset TA13 5LW.
Single storey, small artists studio, to Passive House standard, connected to existing house by a glazed corridor. The Planning Committee resolved to accept. Proposed and seconded 5-0-0

b) 26/02219/FUL - Land off Compton Road, South Petherton TA13 5EN.
Erection of 29 dwellings and associated landscaping and parking. The Planning Committee resolved to recommend the application be refused for the following reasons:
Policy EQ1 – The use of tanks and pumps to store surface water on the site will not reduce and manage the impact of flood risk to the rest of the properties in the village of South Petherton. The proposed development is not directed away from medium and high flood risk areas through using South Somerset's Strategic Flood Risk Assessment as the basis for applying the Sequential Test.
Policy EQ7 – Pollution Control. The surface water run off has the potential for the water quality or other environmental pollution or harm to amenity, health or safety has not been sufficiently mitigated from the site.
Policy TA5 – Transport impact of new development. The expected volume of traffic generated by the development will have a detrimental impact on the character or amenity of the village and will compromise the safety and function of the local road networks in terms of both volume and type of traffic generated, particularly at the junction of Palmer Street and Compton Road. The Committee felt in addition that there was insufficient and inadequate parking within the development.
Proposed and seconded 4-0-1

c) 26/01437/HOU - The Well, Yeabridge, South Petherton, Somerset TA13 5LW.
Erection of single storey rear extension to dwelling and demolition of existing rear workshop, garage, utility room & WC. The Planning Committee resolved to accept. Proposed and seconded 4-0-0

d) 24/00326/OUT - Hams Ground, Hamsfield Lane, South Petherton, Somerset TA13 5EJ.
Outline application with all matters reserved except for access for the erection of up to 60 dwellings with associated works and formation of car parking area for the adjacent medical centre. The Planning Committee resolved to accept with their previously submitted comments that S106 obligations are discussed with the Parish Council before being agreed as there is a real concern that the planning and

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leisure obligations framework no longer meets the current needs of the Parish. Proposed and seconded 4-0-0

The Planning Committee noted the following applications which had been provided by Somerset Council for notification only in line with their constitution and the adopted scheme of delegation and terms of reference:

1) 26/02116/COL – West Down Orchard Touring Park, Lopenhead, South Petherton TA13 5JH. Application for a Certificate of Lawfulness of Proposed Use or Development for the following proposed use: Proposed mixed use of West Down Orchard Park for touring caravans for holiday periods and 32 touring or static caravans for main or sole permanent residence. Noted.
2) 26/02324/TCA - 5 Palmer Street, South Petherton, Somerset TA13 5DB. Notification of intent to fell No 1 Holly Tree within a conservation area. Noted.
3) 26/02458/TPO – The Spinney, 1 Hayes End, South Petherton, Somerset TA13 5AG. Application to carry out Tree Surgery Works to No 2 Tree's as shown within the South Somerset District Council (SOPE 2) 2018 and (SOPE 2) 2018 Tree Preservation orders:
   Black pine T2 - remove 3x lowest branches over the highway
   Monterey pine T7 - remove broken / storm damaged branches and major deadwood. Noted.
4) 26/02459/TCA - 8 Millbrook Court, Prigg Lane, South Petherton, Somerset TA13 5ED
   Notification of intent to fell No. 1 Field maple tree and carry out tree surgery works to No. 1 Hornbeam within a conservation area.
   T1 - Field maple, 3.6m in height, This application is to remove the tree and favour the hornbeam.
   T2 - Hornbeam, 3.6m in height. Reduce to 3m and balance the crown. Noted.

PL11.5 Other matters from the Clerk

There were no other matters raised by the Clerk.

PL11.6 Date of next meeting: Monday 7th December 2026 at 7.00pm in the William Blake Memorial Hall, South Petherton.

Meeting closed at 7.31 pm

Signed: **Date:**

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