



TATWORTH AND FORTON PARISH COUNCIL

Minutes of the Planning Committee Meeting of Tatworth & Forton Parish Council Held on 11 January 2024 at 6.15pm Tatworth Memorial Hall.

Present: Chairman Councillor D Peake, Councillors: S Adams, P Chapple, R Down, L Matthey, K Patay, E Peadon and R Wardell

Clerk N Tinley

9 Members of Public and No Press

The Public were invited to address the Council about any matters not already on the agenda and a comment was made of the inconvenience of bringing the start time forward. The Chairman explained that the decision was based on the number of applications and that we needed to finish before the Full Council meeting at 7pm.

01/24 Apologies for absence

None.

02/24 Declarations of interest

None.

03/24 To approve and sign as a correct record Minutes of the Planning Committee Meeting held on 2nd November 2023

Proposed by Councillor Down, Seconded by Councillor Patay. All in favour.

RESOLVED: That the Minutes of the Planning Committee meeting held on 2nd November 2023 be signed as a correct record.

04/24 Planning Applications

23/02199/FUL Land at Dairs Barton School Lane Tatworth

What is proposed? Erection of a Detached Dwelling, Formation of Vehicular Access and associated Landscaping works.

Note: Planners have requested that the Councillors are informed that the amendments are as a result of negotiations with the Council's Conservation Specialist, who is now supportive of the proposal.

The Chairman read out a letter from the applicant, T Evison, in response to previous objections.

The meeting was opened to the public.

There were various comments against the application: although the access has been moved it is still not using the existing lane, the siting of the proposed house is too far forward on the plot on the higher ground leading to it overlooking neighbouring houses, the materials to be used are not in keeping with the conservation area.

When asked what the objectors are looking for, the consensus was that the property should be sited at an equal distance between Dairs Barton and Long Haddon, using the existing driveway and materials to be in keeping with the local area.

The meeting was then closed to the public.

The Councillors discussed the application, commenting that there should be a restrictive covenant to protect the height of the existing hedge and that any replacement tree planting should have more mature trees than saplings.

Proposed by Councillor Peake, Seconded by Councillor Matthey. All in favour.

RESOLVED: Tatworth and Forton Parish Council does not support this application – asking for the proposed house to be sited further away from the front boundary, access to be via the existing drive and the hedge to have a restrictive covenant.

6 members of the public left the meeting.

23/02663/FUL Land at Axminster Road South Chard

What is proposed? Demolition of existing barn with a previously approved Class Q change of use, and rebuild into a new habitable dwelling.

The proposed property already has permission to be converted into a residential property.

Proposed by Councillor Peake, Seconded by Councillor Down. All in favour.

RESOLVED: Tatworth and Forton Parish Council approve this application subject to it not impacting upon the continuation of the abattoir.

23/02941/FUL Stepen House Tatworth Road Chard Somerset TA20 2NN

What is proposed? Erection of two detached holiday lets with access and associated landscaping

Situated on the A358 towards Chard, isolated house with garage block – now a residence, mobile home.

Concerns about the density of building on the plot. It is out of keeping with the rural nature around the plot and creeping development towards Chard and Forton.

Proposed by Councillor Wardell, Seconded by Councillor Peadon. 5 for, 1 against, 2 abstentions.

RESOLVED: Tatworth and Forton Parish Council does not support this application based on the layout and density of building, out of keeping within a rural area.

23/03114/HOU Thai Shan Station Road Chard Junction Chard Somerset TA20 4QN

What is proposed? Proposed dormer extension, introduction of new material and removal of chimney.

A previous approved application redesigned to take into account the needs of the disability of one of the residents.

Proposed by Councillor Peake, Seconded by Councillor Matthey. All in favour.

RESOLVED: Tatworth and Forton Parish Council supports this application.

05/24 Planning Enforcement. Response from Somerset Council

We have had a response from Somerset Council.

23/00099/ENF Development off Pop Lane, Tatworth. Awaiting assignment to an Investigation Officer.

23/00100/ENF Old Dairy Crest factory. Awaiting assignment to an Investigation Officer but our comments concerning this contributing towards recent flooding is being added to the file.

The 2 reports of mobile homes – one has been removed, the other obtained planning permission. Therefore, both cases have been closed.

The Clerk will chase before the next meeting.

06/24 Other planning matters that councillors wish to report

Due to lack of time this was not discussed.

07/24 Date of Next Meeting – 1st February 2024

The meeting was closed at 7pm