



TATWORTH AND FORTON PARISH COUNCIL

Minutes of the Planning Committee Meeting of Tatworth & Forton Parish Council Held on 4th April 2024 at 6.30pm 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

There were 14 Members of Public present and No Press

The Members of the Public were invited to address the Council about any matters not already on the agenda but declined.

22/24 Apologies for absence

None

23/24 Declarations of interest

None.

24/24 To approve and sign as a correct record Minutes of the Planning Committee Meeting held on 7th March 2024

Proposed by Councillor P Chapple, Seconded by Councillor S Adams. All in favour.

RESOLVED: That the Minutes of the Planning Committee meeting held on 7th March 2024 be signed as a correct record.

25/24 Planning Applications:

19/01053/FUL Thorhild Tatworth Road Chard

What is proposed? Since the SSDC Planning Committee held 20th August 2020, changes have been made to plans. Comments are welcomed on the changes.

This is a planning application within Chard Town but borders on this Parish. The application has already been approved but we are asked to consider changes.

The meeting was opened to the public.

A member of public read a statement listing objections.

The meeting was reconvened.

The Councillors discussed and agreed the following response:

Tatworth and Forton Parish Council (T&FPC)'s comments on this application and the amendments are as follows:-

Electricity Substation

We are concerned about the addition of the substation to plans and its proximity, within 1 metre of a hedgerow, to existing dwellings. We believe this has implications for the health of nearby residents, both existing and proposed. It may impact wildlife as well.

National Grid should be consulted on the placement of the substation and its recommendations followed.

Hedgerows/ Boundaries

There appear to be some disputes between existing residents and the developer over what has been agreed in terms of fencing and hedging. These should be resolved before commencement.

Housing Density

One of T&FPC's original concerns was housing density on the site and we note that Somerset Council Environmental Services has pointed out that the scheme does not provide adequate Public Open Spaces. The applicant should address this.

Infrastructure - Healthcare

At the time of approval the Local Planning Authority believed there was sufficient infrastructure to support this development. It is noted that this development provides **no** S106 contribution towards healthcare.

Current understanding is that healthcare is severely under capacity in Chard. We refer to the NPPF sections 100 and 128c) and ask what practical steps are being undertaken by the Local Planning Authority to improve this situation.

24/00408/FUL Land Rear Of Southcott Belle View Terrace School Lane

What is proposed? The erection of a detached dwelling and associated parking

The meeting was opened to the public.

Many concerns from the residents of Belle View Terrace.

These included: Increased flooding off the fields, agricultural land, right to use the spring water-may get polluted from klargester sewage system, level of traffic on School Lane and lack of visibility, effect on privacy of gardens.

The meeting was reconvened.

Councillors discussed the application.

Proposed by Councillor Down, seconded Councillor Patay, 5 for, 2 against and 1 abstention.

RESOLVED: Tatworth and Forton Parish Council (T&FPC) supports this application subject to the following:-

ACCESS

Highways should carry out an on-site evaluation of the safety of additional journeys through the entry/ exit onto School Lane during a peak period when children are arriving at or leaving Tatworth Primary School.

OVERLOOKING

It seems possible that the bedroom 4 window overlooks properties to the North / North East. It may be necessary to amend the design to either incorporate frosting or to shorten the window such that it remains above head height.

(There have been objections on similar grounds to East facing windows but it is assumed that these are velux windows at or above head height and should not be intrusive).

FLOODING

An assessment by Environmental Services / the Lead Local Flood Authority of the possible flood risk resulting from the additional outflow from the on-site package treatment plant into the nearby stream. Is any on-site attenuation required?

26/24 Planning Enforcement. Response from Somerset Council.

The clerk has had confirmation that the original 2 cases at Pop Lane and Chard Junction have now been allocated for investigation.

27/24 Other planning matters that councillors wish to report

None.

28/24 Date of Next Meeting – 2nd May 2024

The meeting was closed at 6:55pm.