



# TATWORTH AND FORTON PARISH COUNCIL

## Minutes of the Planning Committee Meeting of Tatworth & Forton Parish Council Held on 6<sup>th</sup> June 2024 at 6.30pm at Tatworth Memorial Hall.

**Present: Chairman Councillor D Peake, Councillors: P Chapple, K Patay, E Peadon and R Wardell**

Clerk N Tinley

There were 10 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.

### **36/24 Apologies for absence**

Councillor S Adams – medical appointment  
Councillor R Down – indicated he would be late to the meeting

### **37/24 Declarations of interest**

None

### **38/24 Election of Chairman of the Planning Committee**

Councillor E Peadon nominated Councillor D Peake, Seconded by Councillor R Wardell.

There were no other nominations.

All in favour.

**RESOLVED:** Councillor D Peake remains as the Planning Committee Chairman.

### **39/24 To approve and sign as a correct record Minutes of the Planning Committee Meeting held on 2<sup>nd</sup> May 2024**

Proposed by Councillor K Patay, Seconded by Councillor R Wardell. All in favour.

**RESOLVED:** That the Minutes of the Planning Committee meeting held on 2<sup>nd</sup> May 2024 be signed as a correct record.

#### **40/24 To approve draft Terms of Reference**

Proposed by Councillor K Patay, Seconded by Councillor E Peadon. All in favour.

**RESOLVED:** The draft Terms of Reference have been approved and will be passed to the full Council for adoption.

#### **41/24 Planning Applications**

##### **[24/01044/FUL Land West of Dairs Barton School Lane South Chard](#)**

**What is proposed?** Erection of a Detached dwelling, formation of Vehicular Access and associated Landscape Works.

The original application discussed in January has been withdrawn and replaced with this amended application.

*The meeting was opened to the public*

There were various comments, including:

The original objections are still in place. The only difference is a rotation of the building but it is still in the line of sight to neighbours; the access is still through an ancient hedgerow; the maps are confusing and have inaccuracies; it is a large building on an elevated site; the outline application was for 1½ storeys but this property is 7½ metres high; the access is dangerous on to School Lane; the building materials are out of character with a conservation area; it breaks all of the published rules for conservation areas.

*The meeting was reconvened for Councillors to discuss*

Their comments were as follows: we need to treasure the conservation area; not to have a contemporary building in a conservation area; hedgerows must be maintained.

Proposed by Councillor K Patay, Seconded by Councillor R Wardell. All in favour.

**RESOLVED:** Tatworth and Forton Parish Council does not support this application.

To reissue the January reply to Somerset Planning but to have the following additions:

- Material consideration.
- 1) To add “outline planning approved 1 – 1½ storeys, but 7½ metres is a two-storey building”.
- 5) The loss of ancient roadside hedgerow with its natural habitats.
- 9) Rainwater run-off from the property will flow down School Lane.

*8 members of the public left the meeting*

[24/01022/FUL Oakfields Wreath Lane Chard](#)

**What is proposed?** Proposed conversion, alteration and extension works to an existing garage to form annexe accommodation, together with an extension to the domestic garden.

This is a fairly isolated property with no issues with access onto the highway.

Proposed by Councillor P Chapple, Seconded by Councillor E Peadon. All in favour.

**RESOLVED:** Tatworth and Forton Parish Council supports this application.

**42/24 Other planning matters that councillors wish to report**

Councillor D Peake informed the Committee that Crossmans have placed the site at Dyke Hill up for sale. It is a concern if purchased by developers without such high standards as Crossmans. The conditions of the outline approval will still apply and any amendments will have to go through the planning process.

*Councillor Down arrived at the meeting*

The car park opposite Perry Street Club is storing cars for a garage. Is this against planning regulations? The Clerk to apply to planning to investigate.

There is a driveway near Morrisons that does not have a drop-down kerb. The Clerk is to apply to planning to investigate.

Have we had a response from the Pop Lane investigations? – the Clerk will chase again.

**43/24 Date of Next Meeting – 11<sup>th</sup> July 2024**

**The meeting was closed at 6:58pm**