



TATWORTH AND FORTON PARISH COUNCIL

Minutes of the Planning Committee Meeting of Tatworth & Forton Parish Council Held on 7th August 2025 at 6.00pm at Tatworth Memorial Hall.

**Present: Chairman Councillor P Chapple, Councillors C Doel, R Down, K Patay,
E Peadon, R Wardell**

Clerk N Tinley

There were 6 Members of the 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.

44/25 Apologies for absence

Councillor S Adams – Fell in the garden

45/25 Declarations of interest

Councillor R Down – 24/02264/FUL Highfield Farm. Councillor Down is a neighbour. He will sit in the public section and contribute as such but will not vote.

46/25 To approve and sign as a correct record Minutes of the Planning Committee Meeting held on 5th June 2025

Proposed by Councillor R Down, Seconded by Councillor R Wardell. All in favour with 1 abstention (not at meeting).

RESOLVED: That the Minutes of the Planning Committee meeting held on 5th June be signed as a correct record.

47/25 Planning Applications

[25/01745/HOU Fairfield Loveridge Lane Tatworth](#)

What is proposed? Proposed single storey rear extension (sunroom)

This is a similar footprint to the existing conservatory and cannot be seen from the road.

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

RESOLVED: Tatworth and Forton Parish Council supports this application.

Councillor R Down left the meeting and sat in the public area

[24/02264/FUL Highfield Farm Perry Street](#)

What is proposed? Change of use of redundant buildings into three dwellings and demolition of existing buildings

The Architect spoke from the public area describing the application and addressing the issues the Council raised when it was previously brought to the meeting.

- This is to convert redundant farm buildings into 3 properties.
- The main structure of the buildings will remain with new roofs added.
- They will have an inner timber frame as standard with these types of conversions and allow insulation.
- They will be single storey, ie, no stairs
- The height and footprint will remain the same.
- There will be parking places but no garages.
- The structure has been passed by a surveyor.
- The klargester meets with building regulations.
- The block walls will be rendered with vertical timber cladding.
- The ecology report confirms there are no bats roosting in the buildings.
- Highways have approved visibility splay at 120m in both directions.
- If asbestos is found it will be removed professionally under licence.

The meeting was opened to Councillors and neighbours

Councillor Patay requested a rainwater harvesting system. The Architect confirmed that the developers have not requested this.

Richard Down was concerned whether the structural engineers report was accurate. Were test holes done? He also thinks that 120m visibility splay is not possible.

The Architect confirmed that he is confident that the Structural and Highways reports were accurate.

The neighbours still have issues with the position of the klargest. Why is it on the highest part of the land near the neighbour's property? The Architect confirmed that they can re-look at the position.

Proposed by Councillor E Peadon, Seconded by Councillor C Doel. 4 in favour, 1 abstention.

RESOLVED: The Parish Council continues not to support this application.

Councillor Down returned to the meeting

4 members of the public left the room

25/01646/HOU 26 Deane Way Tatworth

What is proposed? Construction of a new domestic double garage with a new vehicular access onto the highway

The application is for another large garage in part of the back garden with new vehicular access.

The meeting was closed for a member of the public to speak

It was stated that this property already has 6 vehicles regularly parked around the property, 3 of which are large vans. This prevents visibility around the estate. The road is steep and gets very icy during the winter.

The meeting re-commenced

The Councillors were concerned with the overdevelopment of the plot. There would be very little garden left for a family house.

Proposed by Councillor R Down, Seconded by Councillor C Doel. All in favour.

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

25/01756/FUL Land At Wreath Farm

What is proposed? Single storey building to create ancillary facilities for existing holiday lets on adjacent paddock land

This is a large new building to provide additional facilities to holiday lets. It is at the end of a farm lane and there have been no comments from the neighbours.

Proposed by Councillor R Down, Seconded by Councillor K Patay. 3 in favour including the Chairman, 3 abstaining.

RESOLVED: Tatworth and Forton Parish Council supports this application.

48/25 Other planning matters that councillors wish to report

There is a large building believed to be a garage being built in Forton Lane. Councillor R Down has already reported this to Somerset Planning Enforcement Team, via Somerset Councillor Baker, for investigation.

49/25 Date of Next Meeting – 4th September 2025**Meeting closed 7:00pm**