



TATWORTH AND FORTON PARISH COUNCIL

Minutes of the Planning Committee Meeting of Tatworth & Forton Parish Council Held on 8th January 2026 at 6.00pm at Tatworth Memorial Hall, Main Hall

**Present: Chairman Councillor P Chapple, Councillors S Adams, R Down,
K Patay, E Peadon, R Wardell. Co-Opted Member of Public N Parsons.**

Clerk N Tinley

There were 15 members of the public and no Press present. The members of the public were invited to speak about any item not already on the Agenda but declined.

01/26 Apologies for absence

Councillor C Doel – Working nightshift
Councillor R Jacobs – Holiday

02/26 Declarations of interest

Councillor R Down has an “other registerable interest” in 04/26, the application at Highfield Farm 25/02912/FUL. Councillor Down will leave the meeting and sit in the public area. He will not vote.

03/26 To approve and sign as a correct record Minutes of the Planning Committee Meeting held on 11th December 2025

Proposed by Councillor R Down, Seconded by Councillor E Peadon. All in favour.

RESOLVED: That the Minutes of the Planning Committee meeting held on 11th December 2025 be signed as a correct record.

04/26 Planning Applications

Councillor R Down moved to the public area

25/02912/FUL Highfield Farm Perry Street

What is Proposed? Proposed conversion of two redundant buildings into two residential dwellings.

3 dwellings in redundant barns have already been approved by Somerset Planners despite our opposition. This application relates to 2 further redundant barns. The dwellings will be using the same access onto the busy B3167 outside the village 40mph limit.

The meeting was opened to members of the public who offered concerns on the structural report stating that the buildings are fit for renovation. Local knowledge indicates that they are not fit for conversion.

The meeting recommenced for Councillors to discuss and various concerns were raised, particularly the size of the plot and the bio-diversity net gain report, the size of the soakaway in a wet area, over-population in a small rural area and road access. That there was no mention of rainwater harvesting.

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

RESOLVED: The Parish Council does not support this application and will respond detailing the above concerns.

Councillor R Down returned to the meeting

25/03101/S73 Land South Of Southmead Perry Street

S73 application to vary condition 3 (approved plans), condition 5 (tree and hedgerow protection measures), condition 9 (pedestrian links) and Condition 16 (implementation of approved access and footpath links) of planning application 21/03296/OUT for Erection of up to 95 dwellings (35% affordable housing), with vehicular access from Roman Road, public open space, landscaping, sustainable drainage system, package treatment plant and associated works.

This application details minor changes to an authorised approved development.

Councillor P Chapple read a summary of his communication with Tim March, the Planning Consultant involved with the application.

The meeting was opened to the public

The following issues were raised: the application is relying on a traffic survey obtained in 2021 and it is much busier now; disappointment that the self-build properties have been removed; the bus stop is situated where the pedestrian crossing will be; what type of crossing is planned on such a busy road – particularly relevant when walking to school.

The meeting recommenced for the Councillors to discuss

There were inconsistencies – one being regarding the sewage plant access, there seems to be no road to it.

Proposed by Nigel Parsons, Seconded by Councillor K Patay. All in favour.

RESOLVED: The Parish Council does not support these changes.

05/26 Other planning matters that councillors wish to report

None.

06/26 Date of Next Meeting – 5th February 2026

Meeting closed 7:00pm