



TATWORTH AND FORTON PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of the Planning Committee of Tatworth & Forton Parish Council Held on February 4, 2026, at 6pm at Tatworth Memorial Hall

Present: Committee Chairman: P Chapple. Councillors: S Adams, C Doel, R Down, R Jacobs, K Patay, E Peadon, M Rees, R Wardell, and Member of Public N Parsons. Somerset Councillor: C Payne. Parish Councillor: L Matthey.

Invited guests: Matt Frost (LRM Planning), David Matthews, Mark Patten and Jozie Bannister (3W Developments).

Clerk: N Tinley.

There were 55 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.

07/26 Apologies for absence None

08/26 Declarations of interest: None

09/26 A presentation from 3West Developments to explain the plans for the development of 95 homes at Land South of Southmead Perry Street" Opportunity for Councillors and residents to bring ideas and concerns to the developers

The Chairman opened the item by summarising the role of the Planning Committee and the history of the site in question. It was pointed out that the purpose of the meeting was not to re-visit the principle of the development of the site, but to consider the latest proposals which cover it. He then invited the guests to present to the meeting.

Using prepared slides, the guests opened up a discussion on their plans to develop the site in question. There was detailed reference to the proposed variations to certain terms of the original planning application, as discussed by the Committee on January 8. The removal of the provision of self-build housing was also mentioned: this is never included in developments by LiveWest, the housing association on whose behalf the site is being developed. However, there was little further reference to any of these proposed changes, as a number of Members of the Public and Committee members intervened with questions relating to water and sewage.

Concerns were expressed regarding the potential for flooding, sewage treatment and the potential for spillages, and possible implications for the nearby well which is the sole source of water supplied to the company and local employer SwissTulle (with a company representative arguing that this was potentially threatened with contamination). It was claimed that the developers were possibly unaware of the

implications of the geology specific to the site in question, and that projections for the likely risk of flooding were out of date.

The guests responded to the concerns in detail, referring in part to earlier surveys conducted when the initial outline planning permission was granted, in part to the measures which they intended to put in place.

There was then discussion regarding the houses which would be built. The guests confirmed that there would be no more than 95 houses, these to be affordable or low-cost, whether for rent or for shared ownership, and that local residents would be prioritised in their allocation. (Detailed consideration will follow when 'reserved matters' are submitted for discussion.)

Concerns were then expressed regarding traffic. Members of the Public maintained that the most recent survey carried out on the B3167 was unreliable (having been conducted at a quiet time) and out-of-date, and called for a new one. There were concerns regarding the proposed pedestrian crossing across this road. Residents were also worried about the apparently inevitable increase of traffic along School Lane.

Guests again referred to issues having been addressed in the initial application. They did not take up the invitation to conduct a new traffic survey, but did promise to look into ways of making the proposed pedestrian crossing safer. Requesting changes to the speed limit along the B3167 was also an option.

Residents will be requested not to use School Lane when driving into Chard, though there can be no obligation in this regard.

Other concerns covered:

- The hours when work would take place. The guests stated that work would be limited to regular hours, Mondays to Fridays, with some work on Saturday mornings.
- The ongoing maintenance of the site. The guests gave assurances that this would be taken care of through a management company.
- The apparent reduction in the size of the proposed orchard. The guests would check on this.
- The allocation of funds under S106 (monies paid by developers to support local services, in particular education). The guests maintained that assertions made on local media were not reliable, but that decisions in this regard were made between developers and the County Council authorities, not local communities.

The guests showed an intended timeline for the development of the site, with final completion expected by 2029.

Members of the Public had been informed that this meeting would be reviewed at the meeting of the full Council on February 5, and that they were invited to attend if they felt that any further action was needed by the Parish Council.

The meeting closed at 8pm.