



Somerton Town Council
Edgar Hall, 8 Cary Court,
Somerton Business Park,
Somerton, Somerset
TA11 6SB

Tel: 01458 272236

town.clerk@somertontowncouncil.gov.uk

clerk.assistant@somertontowncouncil.gov.uk

Planning Information

Planning Applications – Somerton Town Council Responsibilities

The Planning Authority covering Somerton is South Somerset District Council. Decisions are made by the District Council's Planning Department.

Householder developments and other small developments are usually decided by Planning Officers under delegated powers from the Ward Members (District Councillors), unless they are contentious. In this case the application will automatically go to the Ward Members for a decision. Ward Members can also request a referral to the Area North Committee (comprised of District Councillors representing a geographic area including Somerton) under certain circumstances agreed by the Area Chair. These applications may be put forward to the Area North meeting. *(Note: other circumstances may apply to a planning application, resulting to the application being put forward to the Area North Committee. Information can be sought from SSDC Planning Department where required).*

Somerton Town Council is a consultee; it does not have the power to make decisions about planning applications. The Town Council's Planning Committee considers and comments on all applications in the Somerton parish and any applications in neighbouring areas which may impact on Somerton.

All Town Councillors are members of the Town Council's Planning Committee.

It should be noted that whilst the District Council does not have to agree with Town Council recommendations, it does have to consider the Town Council's views, which are quoted in the Officers' reports to the Ward Members.

In general the process at Somerton is as follows:

- 📁 Application details - plans, sketches and photos of the site - are received from the District Council. The Town Council adds the application(s) to the next Town Council Planning Committee agenda and the agenda is advertised in accordance with Local Government rules including on this website.

- 🏠 The application(s) are considered at the Town Planning Committee meeting. Members of the public may attend the meeting, and will be given an opportunity to address the committee prior to the start of the meeting. The Committee will agree comments and recommendations for submission to the District Council. These will be recorded in the meeting minutes.

Planning Weekly List:

Planning applications can be viewed on the SSDC website, where it is also possible to sign up for their weekly list, which is sent each Sunday and gives details of new applications and any determinations received that week.

- 🏠 To receive the list, go to www.southsomerset.gov.uk and on the top line click "Sign in/Register". On the next page click "Register" and fill in the details requested. When you next log in, click "My Account" on the top line and in the drop-down menu, you'll see "Planning Weekly List ". On the next page, "My Planning", click on "Parish" and enter "Somerton" then click "Create" and the weekly list will be sent. If you have problems, you can contact Jackie Hamblin on 01935 462610.

Planning Considerations:

There is sometimes confusion as to what are valid Planning considerations and what are not. For example, if residents complain that a proposed development would cause the value of their house to fall this would not be a valid planning consideration and could not be discussed by the Planning Committee.

Valid Planning considerations would include the following:

- 🏠 Traffic generation, highway safety and parking
- 🏠 Overshadowing, overlooking and loss of privacy
- 🏠 Noise, disturbance or other loss of amenities
- 🏠 Relevant planning policies
- 🏠 Effect on trees
- 🏠 Design e.g. height/bulk/position of buildings, appearance, effect on the surrounding area
- 🏠 Inadequate landscaping/means of enclosure

If consent is granted for a development, this does not grant any rights to obstruct others during construction, nor any right to store building plant or materials on land outside the property, including public land such as road verges.

The following would not normally be valid planning considerations:

- 🏠 Loss of property value
- 🏠 Issues of market competition
- 🏠 Loss of a view
- 🏠 The applicant's motives, character or personal circumstances
- 🏠 Matters covered by other legislation, including restrictive covenants on land
- 🏠 Issues relating to land ownership/property boundaries, including the need to access land to undertake development
- 🏠 Moral or religious issues
- 🏠 Issues relating to the construction of a development
- 🏠 The reasons why a developer is making the application or their activities elsewhere