

**Date:** 21 January 2025

Highways Development Management  
Somerset Council  
County Hall  
Taunton  
Somerset  
TA1 4DY

Received on 22/01/25  
By Highways Development Control  
Response: Comments to Follow a full assessment

Dear Sir/Madam

**Town and Country Planning Act 1990 (As Amended)****Application No:** 37/24/00099**Application Type:** Reserved matters**Case Officer:** Ms E Fletcher**Applicant:** Welcome Break Services Limited**Location:** Land at Junction 24, North Petherton, Bridgwater, Somerset, TA6**Coordinates:** **E:** 330691.34 **N:** 134090.09**Proposal:** Approval of reserved matters for the details of access, appearance, layout and scale, for (37/19/00004) creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.

The Council has received the above application and the documents are available on our website: [Somerset Planning North: Planning Online \(https://sdc.somerset.gov.uk/planning\\_online\)](https://sdc.somerset.gov.uk/planning_online)

Comments are welcome by **11 February 2025**, if you need more time to consider this application please contact the Planning Officer. We cannot guarantee that comments received after the above date/agreed date will be considered.

Wherever possible please submit your comments via **Planning Online**, you will need to use your consultee codes; [REDACTED]

If you can only submit your comments via email please ensure that you state the application number and send the email to [PlanningCommentsNorth@Somerset.gov.uk](mailto:PlanningCommentsNorth@Somerset.gov.uk).

Please note that any comments you make on this planning application will be made publicly available to view at the Council's Offices, or from our website.

Yours faithfully

Ellena Fletcher  
Principal Planning Officer  
On behalf of Service Manager - Development Management

We aim to comply with current Data Protection legislation; please refer to our Privacy Notice at <https://www.somerset.gov.uk/planning-privacy-notice>

## **Guidance notes for consultees**

### **Submitting your response**

Wherever possible please submit your comments via **Planning Online**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online).

The consultee must select one of the opinions to reflect their professional view on the proposal:

- **Support:** you may want to include conditions if supporting the application.
- **Object:** where the consultee has an objection to the application or objects with scope for revision to address the concerns.
- **Comment:** includes No objection subject to conditions and/or S106 obligations. The consultee should make clear what conditions or S106 obligations would be required.
- **No objection/No Comment:** Professional judgement should be used to determine how detailed an explanation of why a conclusion of no objection/no comment has been reached.
- **Standing Advice:** please include specific condition(s) if applicable.

### **Comment:**

The comments section must be completed to reflect the opinion selected above.

The consultee should explain the basis of their comment on the scheme and if appropriate suggest conditions/reasons for refusal or amendments. Depending on the specialist discipline this could be based on the primary legislation, Development Plan policy, the NPPF and/or other relevant material considerations, which should be referenced within the comment.

There will be occasions where the consultee, as part of their wider professional remit identifies opportunities to improve the quality of scheme. Where this would not necessarily result in a reason for refusal if amendments cannot be secured the consultee should make this clear in their comments.

There may also be occasions where the consultee finds that the application is unacceptable and should be refused but can identify minor amendments that would overcome the objection. The consultee should maintain an objection and recommend refusal but suggest revisions and offer advice in their comments as to how the objections could be overcome.

If a consultee concludes that S106 obligations need to be secured to make the application acceptable, these should be clearly listed and justified.

### **Conditions/reasons for refusal:**

Conditions or Reasons for refusal should be clear and concise and aim to meet the 6 tests as set out in the NPPG. Failing to do so may result in the Conditions or Reasons for refusal being amended before a decision is issued.

### **Corresponding with the applicant/agent**

If you or the applicant/agent consider that it would be useful to meet or discuss the application, please ensure that the case officer is aware of any meetings or discussions. The case officer may not always be open to negotiation, if the proposals are unacceptable in principle or if there are other material conflicts with the application. Please ensure that the case officer is kept updated with developments.

Any revisions to the application must be formally submitted by the applicant/agent.

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**Other Applications Affecting the Same Site**

37/22/00026	ACN	GTD	Approval of the details of infrastructure provisions, including highway layout, pedestrian and cycle routes, drainage and landscaping, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure (Phase 1).
37/22/00024	ACN	GTD	Application for Non-Material Amendment to Planning Permission 37/19/00024 (Outline application with some matters reserved, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.) to allow for the addition of a turning head to Huntworth Lane and realignment of pedestrian/cycle route.
37/19/00006	DD		Approval of the details of appearance, landscaping, layout and scale for a new motorway service area (part reserved matters of 37/19/00004).
37/19/00004	DD	GTD	Outline application with some matters reserved, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.
37/17/00072	SPS	RPLY	Request for an EIA Scoping Opinion for the proposed development of land to include a mix of Use Classes B1, B2 & B8 to include a motorway service area, petrol filling station and a hotel.
37/17/00045	SPS	RPLY	Request for an EIA Screening Opinion for the proposed development of land to include a mix of Use Classes B1, B2 & B8 to include a motorway service area, petrol filling station and a hotel.

**Related Site History**

37/21/00072	LE	REF	Siting of 1no. non illuminated trailer sign.
37/03/00065	KRC	WRT	Development of land for use classes A3 (Retail), B1 (Office), B8 (Warehousing and distribution) and C1 (Hotel)