



Midsomer Norton Town Council

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Mayor: Cllr Paul Myers

Town Clerk: Clive Stilwell

**Minutes of the Meeting of the Planning Committee
held in the Beauchamp Room at the Town Hall, Midsomer Norton on Monday
14th December 2015 Commencing at 7.00pm**

Present: Chair of Committee Councillor J Lewis
Councillors: Councillor L Barnes
Councillor B Lawrence
Councillor S Plumley

In Attendance: Carole Sims (Administrative Officer)

Fire Safety – Evacuation Procedure / Recording Protocol

The Officer present explained the fire evacuation procedure and the Town Council's recording protocol.

38.	<u>Apologies for Absence and to consider the reasons given</u> Apologies were received from Councillor P Myers and Councillor M Evans who had prior meeting commitments. Resolved: To accept the apologies with the reason given
39.	<u>Declarations of Interest</u> There were no Declarations of Interest.
40.	<u>Planning Applications for Consideration</u> The Committee considered a schedule of applications for planning consent that had been submitted for consultation by the local planning authority. Resolved: That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below: a. 15/04892/FUL (2015/16/047) Mr A Slade, 8 Underhill Lane, MSN BA3 2RT. Erection of single storey rear extension with balcony above alterations to change roof from hip to gable. The Planning Committee had been informed that revisions to the application were currently being made by the applicant; however Members wished to make the following comment. Comment only: The Committee expressed concerns with regard to overlooking with the loss of privacy to the neighbouring properties.

- b. 15/05073/FUL (2015/16/048) Mr Marc Bradley, 24 Redfield Road, MSN BA3 2JW. Erection of two storey and single extension following demolition of existing garage.

Support

- c. 15/04248/LBA (2015/16/049) Emma Parfitt, The Hole in the Wall, Church Square, MSN. Internal and external alterations to include replacing the unauthorised wet room with a small cloakroom and replacing the garage door and windows on the 20th century rear elevation with vertical boarded painted timber door and painted timber casement windows.

Support

- d. 15/05101/FUL (2015/16/050) Mr Colin Hulford, 190 Charlton Park, MSN BA3 4BR. Erection of porch to include WC.

Support

- e. 15/05105/VAR (2015/16/051). Somerset & Dorset Railway Heritage Trust, MSN South Railway Station, Silver Street, MSN BA3 2EY. Variation of condition 9 (Opening Times) of application 01/00931/FUL. (Restoration of railway station and development of working heritage railway with museum and visitor facilities).

Support

- f. 15/04927/FUL (2015/16/052) Mr Michael Levett-Scrivener, Former Stores Excelsior Terrace, MSN. Erection of a two bedroom dwelling.

Object in Principle on the following grounds

The Committee agreed with the Pre Application Advice Report carried out by the Bath & North East Somerset Council Case Officer:

“The height of the building as submitted is too tall and not appropriately designed for this location and would have a detrimental impact on the amenity of the adjacent properties and the setting of the Conservation Area”.

The Town Council wish to reiterate their previous comments that:

“Midsomer Norton is situated in a rural location with infrequent bus routes and poorly networked. The town centre does not currently offer employment opportunities making travel to Bath, Bristol and other employment areas necessary. (Local employment first). Adequate private car parking is essential”.

	<p>g. 15/05357/FUL (2015/16/053) Mrs M Coote, Granville, 46 Chilcompton Road, MSN. Construction of dropped kerb with parking area.</p> <p>Support</p> <p>h. 15/05417/FUL (2015/16/054) Mr P Maggs, 28 Priory Close, MSN BA3 2HZ. Erection of single storey side extension to provide kitchen, ensuite, entrance porch and erection of new garage following demolition of existing.</p> <p>Support</p> <p>i. 15/05436/FUL (2015/16/055) Free Rangers (C/O Charlotte Lucas), Manor Farm, Millards Hill, Welton, MSN BA3 2BW. Change of use of ground floor accommodation within existing Farmhouse to D1 nursery use ancillary to main nursery with Mill Barn.</p> <p>Support - Assuming that the number of traffic movements remain as existing and as set out in the Design and Access Statement.</p>
<p>41.</p>	<p><u>Planning Decisions</u></p> <p>The Committee received a schedule of decisions made recently by the local planning authority.</p> <p>Resolved: That the schedule be noted</p>
<p>42.</p>	<p><u>Planning Appeal Notification</u></p> <p>The Committee received the following Planning Appeal Notification.</p> <ul style="list-style-type: none"> • Appeal Ref: 15/00082/RF Flower & Hayes, Priory Nurseries, Radstock Road, MSN <p>Resolved: That the Planning Appeal Notification be noted.</p>
<p>43.</p>	<p><u>Placemaking Plan and Neighbourhood Plan</u></p> <p>Councillor Lewis on behalf of Councillor Myers who was unable to attend the meeting read an update on the Neighbourhood Plan.</p> <p>Resolved: That the update be noted.</p> <p>On a related matter, Councillor Lewis drew the Committee's attention to recent correspondence from residents in Orchard Vale and Bath & North East Somerset Council Ward Councillor Barry Macrae regarding a potential allocation of land for housing to the East of Underhill Lane. This is part of Mendip's Local Plan Part 2 consultation process. She advised the Committee that landowners had put forward sites for consideration on the parish boundary and that she would be completing and submitting the requisite form to register</p>

	<p>the Town Council's view.</p> <p>Resolved: That Councillor Lewis complete and submit the requisite form to register the Town Council's view.</p>
44.	<p><u>The Joint Spatial Plan</u></p> <p>The Committee considered how to respond to an invitation to participate in the Joint Spatial Plan received from West of England Joint Planning.</p> <p>Resolved: That Councillor Lewis together with the Town Clerk respond to the Joint Spatial Plan received from West of England Joint Planning and report back to the next Planning Committee Meeting in January 2016.</p>
45.	<p><u>Stopping Up Requests</u></p> <p>To Committee considered the Stopping Up Request received from Susan Parker.</p> <p>Resolved: That the applicant be contacted with the Town Council's proposal to support the Stopping Up Request as long as pedestrian safety is not to be compromised</p>

Meeting closed at 8.03pm

Signed:

Dated: