



Midsomer Norton Town Council

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Mayor: Cllr Paul Myers BEM

Town Clerk: Clive Stilwell MILCM

**Minutes of the Meeting of the Planning Committee
held in the Beauchamp Room at the Town Hall, Midsomer Norton on Monday
14th March 2016 Commencing at 7.00pm**

Present: Chair of Committee Cllr J Lewis
Councillors: Cllr M Evans, Cllr B Lawrence (Vice Chair), Cllr S Plumley

In Attendance: Clive Stilwell – Town Clerk
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.

61.	<u>Apologies for Absence and to consider the reasons given</u> Apologies were received from Cllr P Myers who had a previous engagement and from Cllr L Barnes who had a family commitment. Resolved: To accept the apologies with the reasons given.
62.	<u>Declarations of Interest</u> There were no Declarations of Interest.
63.	<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. 16/00349/FUL (2015/16/67) Mr & Mrs B Gardiner, 4 Hayes Road, MSN BA3 2QJ. Erection of double garage following demolition of existing garage. Support

- b. 15/04687/FUL (2015/16/68) Flower & Hayes, Land Rear of 5 Staddlestones, Riverside Gardens, MSN Erection of 6no dwellings (bungalows) on land adjacent to Staddlestones Road. **(Revised Plans/Information).**

Object in Principle on the following grounds:

The Committee reiterated that the proposed site is located outside the Housing Development Boundary and that the housing 5 year allocation has already been established and met for the area.

The proposal is effectively infill of the River Somer corridor on land designated as of "Landscape Value" straddling a Strategic Green Infrastructure Corridor in the emerging Placemaking Plan. It is bordered by open countryside to the west and Green Space to the east and in the Town Council's view is contrary to policies NE4 and CP7.

The Committee noted and fully supported the reservations from the Environment Agency and the B&NES Council Officers from the Drainage & Flooding Team, Highways & Maintenance and Environment Team (Ecology). The Committee also agreed that more detail was required from the Applicant to address the issues raised by the Environment Agency and B&NES Council Officers before a formal decision could be considered. The Committee wished to ensure that, if the application were to be permitted, the LPA should impose strong conditions to ensure that the Applicant would be required to demonstrate compliance.

- c. 16/00511/FUL (2015/16/69) Mr J Davies, Detached Garden Belle Vue, Welton, MSN. Erection of 1 no detached dwelling house.

Object in Principle on the following grounds:

- (i) The proposed dwelling lies within the Midsomer Norton conservation area.
- (ii) The Committee fully endorsed the objection comment made by the Policy & Environment Group regarding the Inspector's report and conclusion as follows: "...the application would result in unacceptable harm to the character and appearance of the surrounding area". I would object in principle".
- (iii) Access and parking in the immediate vicinity was considered to be an increasing problem.

- d. 16/00596/FUL (2015/16/70) Mr Nigel Tucker, 2A The Timbers, MSN BA3 4DT. Erection of single storey side extension and front porch.

Support

	<p>e. 16/00654/FUL (2015/16/71) Mr Dave Williams, 25 Hayes Road, MSN BA3 2QJ. Erection of two storey side extension.</p> <p>Support with comment</p> <p>The Committee noted that the plans submitted were of poor quality and wished this to be pointed out to the Case Officer.</p> <p>f. 16/00951/FUL (2015/16/72) Mr & Mrs J Waterson, 26 Furlong Close, MSN BA3 2PR. Erection of first floor side extension and garage.</p> <p>Support</p>
<p>64.</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>65.</p>	<p><u>Placemaking Plan and Neighbourhood Plan</u></p> <p>The Committee received the following written report from Councillor P Myers who was unable to attend:</p> <p><i>“Work is progressing well on the Midsomer Norton NDP Policies. In the autumn of 2015 the Group created a first draft of all the main policies in the plan and for the first time a complete document emerged from the process. This work was then handed to Liz Bourne who has been ‘polishing’ the draft and refining the wording to make it tighter in readiness for inspection by B&NES and then a Planning Inspector.</i></p> <p><i>At our meeting on the 4th February 2016 we reviewed the work done by Liz Bourne on the ‘Transport & Movement Policies’ and the ‘Housing Design and Provision Policies’. This session proved very successful in identifying areas for further work which the group has since been working on in a very focused way.</i></p> <p><i>At our meeting on the 2nd March 2016 we again reviewed the work done by Liz Bourne on the ‘Town Centre & Economy Policies’ and the ‘Leisure, Education, Health & Wellbeing Policies’ and a number of areas for further work were identified.</i></p> <p><i>It was decided at the 2nd March meeting that we need to have two focus days on Wednesday 6th April and Wednesday 27th April. These days include slots for the leads on each policy to come in and work with Liz Bourne in an intense way to draft/refine policies. Details to be circulated to members by the Team Secretary. One of the days will be small slots devoted to a wide range of policies and their ‘owners’ and the other will be devoted to the Town Centre and Economy Policies with Jon, Paul, Jenny & Brian booked to come in and work on this one.</i></p>

Once this latest phase of work is completed I would like to suggest that a slightly more detailed agenda item is planned with time to take the Planning Committee Members through the work the NDP Team are doing with a formal presentation. At this point I would hope we could also lay out a timetable for the next stages of the process. If Planning Committee members could please discuss whether this would be of interest I would be grateful if you could come back to me as Secretary of the NDP Team.”

Resolved: That the Committee Members check their availability for the two focus day dates proposed by Councillor Myers.

Resolved: That a formal presentation be prepared and delivered to the Full Council at their June meeting.

Meeting closed at 7.32pm

Signed:
(Chair)

Dated: