

**Midsomer Norton Town Council**

**Minutes of a meeting of the Planning Committee  
held in the Beauchamp Room, Town Hall, The Island, Midsomer Norton  
on Monday 19<sup>th</sup> March 2012 commencing at 7.00 pm**

**Present:** Chair of Committee: Cllr P Moccock  
Committee Members: Cllr B Lawrence (Vice Chair), Cllr P Myers (Mayor), Cllr S Plumley, Cllr J Slade

**Also Present:** 7 Members of the Public

**In attendance:** Michael Curry – Town Clerk  
Mrs C Sims – Administrative Assistant

**74. Fire Safety – Evacuation Procedure**

Members of the Committee were asked to note the fire safety procedure.

**75. Apologies for absence**

Apologies for absence were received from Cllr L Dunford who had a previous family commitment

**Resolved:** To accept the apologies with the reason given.

**76. Minutes**

**Resolved:** That the minutes of the meeting of the last ordinary meeting of the Planning Committee held on Monday 20<sup>th</sup> February 2012 be signed and adopted as correct record.

**77. Declarations of Interest**

There were no Declarations of Interest made at the meeting.

**PLANNING**

**78. Planning Applications for Consideration**

The Committee considered a schedule of applications for planning consent that had been submitted for consultation by the local planning authority.



- a. 12/00311/OUT (2011/12/069) Mr R J Wilkins, 107 Charlton Park, MSN BA3 4BW  
Erection of dwelling following the demolition of existing garage, with some matters reserved.

**Strongly Recommended Refusal on the following grounds:**

- i) The proposed development is creating an extra dwelling on a site originally only occupied by one and is therefore considered to be an overdevelopment of site. It would also be out of keeping with surrounding property.
- ii) The proposed development would be likely to encourage the parking of vehicles on the public highway which would prejudice the safety of other road users.
- iii) The access/egress to the development is considered to be situated too close to the junction leading to Boundary Close.

- b. 12/00459/FUL (2011/12/070) Somerset FA, 30 North Road, MSN BA3 2QD  
Erection of dwelling and alterations to existing access.

**Recommended Refusal on the following grounds:**

- i) The proposed development represents an overdevelopment of the site.
- ii) There is a persistent high demand of on-street parking in the immediate locality.

The Committee wished it be noted that they support the Highway Officer's (Howard Davies (Consultant)) report dated 12<sup>th</sup> March 2012:

*"In view of the clear evidence that there is now heavy pressure on the on street parking facilities in Clevedon Road it would be inappropriate to accept a relaxation of the parking standards in this case. For this reason it is recommended that the application be refused on the grounds of highway safety because it is contrary to Policy T26 of the Bath & North East Somerset Local Plan".*

- c. 12/00429/FUL (2011/12/071) D M & J R Ltd, Inglebrook, Primrose Lane, MSN  
Erection of two pairs of semi-detached dwellings following demolition of bungalow.

**Recommended Approval**

- d. 12/00907/CA (2011/12/075) D M & JR Ltd, Inglebrook, Primrose Lane, MSN  
Demolition of existing bungalow.

The existing property is unsightly. The proposed redevelopment sympathetic to adjacent properties will enhance the area.

**Recommended Approval**

- e. 12/00557/FUL (2011/12/072) Mr Andrew Hobbs, Parcel 2200, Clapton Road, MSN  
Erection of an agricultural building on land west of The Powder Keg.



The siting of the proposal minimises the impact of the development on the surroundings.

#### **Recommended Approval**

- f. 12/00532/FUL (2011/12/073) Mr D Malik, 109B High Street, MSN BA3 2DA  
Change of use of part of 109C High Street to A3 in order to extend Jacarandas.

#### **Recommended Approval**

These adjacent properties are located in a prominent position in the core of the High Street. 109C has been vacant for two years despite being promoted and realistically priced and has a negative impact on the appearance and vibrancy of the town centre.

The proposal represents enterprising growth and will enhance the prospect of the remaining area being occupied - the smaller space remaining being of greater interest to small retailers whilst the full area was too small to attract national chains. We would suggest that this nullifies possible concerns with regard to the loss of retail space (Condition S5).

Members of the Council's Planning Committee wished it noted that they welcomed the expansion of Jacarandas, a successfully run café located in the town centre.

- g. 12/00525/FUL (2011/12/074) Mr D Malik, Jacarandas, 109B High Street, MSN, BA3 2DA  
Provision of a new shopfront.

#### **Recommended Approval**

- h. 12/00851/RES (2011/12/076) Mr P Tranter, The Old Dairy, 69 Paulton Road, MSN  
Approval of reserved matters with regard to outline application 10/01187/OUT for the erection of 2no. detached dwellings and garages on land at rear (Revised resubmission).

#### **Recommended Approval**

### **79. Planning Decisions**

The Committee received a schedule of decisions made recently by the local planning authority.

**Resolved:** That the schedule be noted.

### **80. Planning Application Decisions**

The Committee received a response from Lisa Bartlett, Development Manager, Bath & North East Somerset Council in respect of the reasons behind their refusals on Planning Applications.

**Resolved:** That the response be noted.



**The Meeting finished at 7.35pm**

**Signed:**  .....

**Dated:** *16/4/12* .....