

Midsomer Norton Town Council

**Minutes of a meeting of the Planning Committee
held in the Town Hall, The Island, Midsomer Norton
on Monday 21st November 2011 commencing at 7.00 pm**

Present:	Chair of Committee	Councillor P Moccock
	Committee Members:	Cllr P Myers (Mayor), Cllr Mrs L Dunford (Deputy Mayor); Cllr B Lawrence (Vice Chair), Cllr Miss J Lewis, Cllr S Plumley, Cllr J Slade
	Other Councillors Present	Cllr M Evans, Cllr Mrs L Robertson, Cllr R Robertson, Cllr S Wellington

Also Present: Five Members of the Public and one Member of the Press

In attendance: Mrs Carole Sims (Administrative Assistant)

36. Fire Safety – Evacuation Procedure

Members of the Committee were asked to note the fire safety procedure as detailed in the Agenda.

37. Apologies for absence

There were no Apologies for Absence as all Members were present.

38. Minutes

Resolved: That the minutes of the meeting of the last ordinary meeting of the Planning Committee held on Monday 17th October 2011 be signed and adopted as correct record.

39. Declarations of Interest

Councillor P Moccock declared a personal and prejudicial interest in Agenda Item Number 40(b) as both his wife and son work for the Applicant. Councillor P Moccock also declared a personal and prejudicial interest in Agenda Item Numbers 40 (c) and (f) as he is known to both Applicants.

Councillor Mrs L Dunford declared a personal and prejudicial interest in Agenda Item Numbers 40 (b) and (c) as both Applicants are competitors with Councillor Mrs L Dunford family ran business.

PLANNING

40. 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. 11/04215/FUL (2011/12/048) Somer Housing Group, Land Between 15 & 17 Valley Walk, Welton, MSN
Erection of 5 1 (one) bed apartments, shared communal facilities and 'sleep over room' on land adjacent to number 15 Valley Walk, MSN (Resubmission).

Recommended Approval

- d. 11/04499/FUL (2011/12/051) Mr Edwin Short, 1 Grange End, MSN, BA3 4XA
Provision of 2 dormer windows to front of property on extension roof to replace existing velux windows, 1 dormer window to rear of property on extension roof to replace existing velux windows and upgrade the extension roof insulation.

Recommended Approval

- e. 11/04423/FUL (2011/12/052) Mrs Frances Button, 44 Welton Grove, Welton, MSN
Erection of a Granny annex.

Recommended Refusal on the following grounds:

Overdevelopment of site

Members wished their concerns regarding timescale on returning planning observations to Bath & North Somerset Council be noted and that the Town Clerk find a solution for the Committee to be able to have enough time to respond to all planning applications.

- g. 11/04479/FUL (2011/12/054) Mr Mark Brady, 36 Charlton Park, MSN BA3 4BN
Erection of a two storey side extension following demolition of existing garage.

Recommended Approval

Councillor Mrs L Dunford and Councillor P Mocock withdrew from the meeting at 7.35pm.

Councillor P Myers wished it be noted that he withdrew from the meeting at 7.35pm and that he took no part in the next item of business.

Vice Chair of Committee Councillor B Lawrence took the Chair

- b. 11/03824/FUL (2011/12/049) Tesco Stores Ltd, Old Mills, Paulton, Bristol
Erection of an extension to the existing Class 1 Retail food store, re-location of petrol filling station and associated works.

Strongly Recommend Refusal on the following grounds:

**As per Bath & North East Somerset Local Plan
Chapter B5 Shopping**

'Proposals for Retail Development outside existing centres'

Para B5.36 states that 'These proposals will only be permitted if a need can be clearly demonstrated in line with PPS6, which cannot be met within the centres indentified under Policy S.1 or on the sites allocated under Policy S.3 and if the proposal, either by itself or together with other shopping proposals, would not adversely affect the vitality and viability of existing centres'.

The Committee contend that the needs of the area can already be met within the existing town centre. This development would severely adversely affect the vitality and viability of the town.

Para B5.37 'The sequential approach gives preference to city and town centre sites; followed by edge-of-centre sites; sites in district and local centres; and only then out-of-centre sites that are accessible by a variety of means of transport. An edge-of-centre site is one that is within easy walking distance of the primary shopping area, which, dependent on topography and other factors, is about 200-300 metres. If an out-of-centre site is proposed it should also be in an area that best meets an identified deficiency in provision'.

This paragraph shows that preference should be given to town centre sites. Out of centre sites should be where there is an identified deficiency in provision. The Committee do not believe there is a deficiency and Tesco have not proved it.

POLICY S.4

States that "development (including extensions to existing retail units...will only be permitted where:

(i) *'There is a demonstrable quantitative and qualitative need for the development'.*

The Committee do not think that there is a need for the development as the additional services proposed by Tesco are already met in the Town.

(ii) *'The scale of the development relates to and complements the role of the town centre'.*

The increase in size and range of goods to be sold by Tesco will not complement the Town Centre but will take trade away from an already struggling High Street.

(iii) (c) States that *an out-of-centre location should be well connected with (the centre) and should provide for a high likelihood of linked shopping trips.*

The Committee believe that the range of goods that Tesco wishes to provide (and their intention) is that shoppers will not need to visit other shopping centres and so the likelihood is that linked shopping trips are less likely should Tesco's proposal go ahead.

Councillor P Myers rejoined the meeting at 7.50pm

- c. 11/04216/FUL (2011/12/050) Mr R Steel, Steels Caravans, Radstock Road, MSN
Erection of showroom, office and workshop building for selling motor vehicles and caravans to replace temporary offices and store.

Recommended Approval

Councillor Mrs L Dunford rejoined the meeting at 7.53pm

- f. 11/04418/FUL (2011/12/053) Mr John Sawyer, Land between Sunny Mount and River Somer Railway View Place, MSN
Erection of five bedroom detached dwelling on land adjacent to 2 Sunnymount (Resubmission).

Recommended Refusal on the following grounds:

- (i) The access/egress provision is inadequate;
- (ii) Loss of amenity;
- (iii) The proposed represents an overdevelopment of the site;
- (iv) The proposed is considered to be out of character with the locality.

Councillor P Moccock rejoined the meeting at 7.56pm

Councillor P Moccock resumed the Chair.

41. Planning Decisions

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

Resolved: That the schedule be noted.

42. Street Naming – Residential Development off Withies Park, Midsomer Norton

The Committee considered the naming of four (4) streets for the residential development off Withies Park, Midsomer Norton.

Resolved: That the following four street names be submitted to Lyn Parfitt, Street Naming & Numbering Officer, Planning & Transport Development, Bath & North East Somerset Council:

Road 1	Station View
Road 2	Pavilion View
Road 3	Somer View
Road 4	Somer Close

43. Neighbourhood Planning Regulation – Policy Consultation

The Committee considered a response to the Proposals for New Neighbourhood Planning Consultation questionnaire received from NALC (National Association of Local Councils).

- Resolved:**
- a. That Councillor P Myers and Councillor Miss J Lewis examine the Policy Consultation document;
 - b. That Councillor P Myers and Councillor Miss J Lewis meet with the Town Clerk to complete the Response Form;
 - c. That the Response Form be returned to Chris Borg, Policy and Development Manager (NALC) by Noon Monday 12th December 2011.

44. Neighbourhood Planning Protocol – Invite to Meeting

The Committee were asked to nominate two (2) representatives from the Planning Committee to attend the Neighbourhood Planning Protocol Meeting being lead by Bath & North East Somerset Council Planning Policy Team.

- Resolved:**
- a. That Councillor P Moccock and Councillor S Plumley represent the Town Council at the Neighbourhood Planning Protocol Meeting being held on Monday 12th December 2011;
 - b. That Councillor P Moccock and Councillor S Plumley report back to Committee at the Planning Committee Meeting on Monday 16th January 2012.

45. Potential Application of Article 4 – Directions in Midsomer Norton

The Committee were asked to consider a report from the Town Clerk in respect of the above.

- Resolved:** That the Planning Committee agree to investigate the application of Article 4 Direction in Midsomer Norton High Street and Welton.

ENVIRONMENT

46. Bath & North East Somerset Council (Withies Lane, Midsomer Norton) Public Path Creation Order

The Committee were asked to note a letter received from Graeme Stark, Senior Rights of Way Officer, Bath & North East Somerset Council in respect of the above Public Path Creation Order.

- Resolved:** That the letter be noted.

The Meeting finished at 8.22pm

Signed: 

Dated:19.12.11.....