



Midsomer Norton Town Council

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Mayor: Cllr Paul Myers Town Clerk: Mr Clive Stilwell

Minutes of a meeting of the Planning Committee
held in the Beauchamp Room, Town Hall, The Island, Midsomer Norton
on Monday 13th October 2014 commencing at 7.00 pm

Present: Chair of Committee Councillor P Mocock
Committee Members: Councillor P Myers (Mayor)
Councillor M Evans (Deputy Mayor)
Councillor B Lawrence (Vice Chair of Committee)
Councillor J Lewis
Councillor J Slade

In attendance: Carole Sims (Administrative Officer)

Fire Safety – Evacuation Procedure

Members of the Committee and the Public were asked to note the fire safety procedure

Recording Council Meetings

The Chair of the Planning Committee explained the Council's protocol for recording meetings

28. Apologies for absence

Apologies for Absence were received from Councillor S Plumley who was on holiday.

Resolved: To accept the apologies with the reason given.

29. Declarations of Interest

Councillor P Myers declared a personal and prejudicial interest in Agenda Item 30(d).

30. 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.

Resolved: That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below:

- a. 14/03293/FUL (2014/15/030) Mr Paul Goodridge, 18 Phillis Hill, MSN BA3 2SW
Erection of two storey side extension.

Recommended Refusal on the following grounds:

The proposed design and materials were considered to be inappropriate and would not respect the character of the locality.

- b. 14/03812/FUL (2014/15/031) Hobbs Marble & Granite Ltd, Radstock Road, MSN
Extension of existing workshop building to create additional workshop, showroom and administrative office space.

Recommended Approval with the following comment:

The Committee would ask that the applicant be encouraged to introduce some natural vegetation.

- c. 14/03856/FUL (2014/15/032) Mr Stuart Kingman, 18 Sunridge Park, MSN BA3 2NZ
Erection of a two storey extension.

Recommended Refusal on the following grounds:

- (i) The development is considered to be an overdevelopment of site and would have a detrimental effect to the neighbour's amenity space.
- (ii) The proposed materials were considered to be out of keeping with neighbouring properties.

The Planning Committee would like to comment that if Bath & North East Somerset Council were 'mindful' to approve the application a pitched roof as opposed to a gable end may have less impact on the neighbour.

Councillor P Myers left the meeting at 7.21pm

- d. 14/03867/FUL (2014/15/033) Linhope Properties Ltd, Lloyds Bank Plc, 2 Silver Street, MSN BA3 2HB
Erection of 3 terraced dwellings on land to the North East of 2 Silver Street.

Recommended Approval

The Planning Committee recommended approval of the proposed development, noting that the revised proposal was preferable to previous plans. However the Planning Committee still had reservations on the following:

- (i) Access/Egress to the development
- (ii) The loss of retail and commercial space
- (iii) The density of the development
- (iv) Inadequate parking

Councillor P Myers rejoined the meeting at 7.27pm

- e. 14/04032/RES (2014/15/034) Barratt Homes (Bristol Division), Parcel 5400 Fosseway South, Midsomer Norton

Approval of reserved matters with regard to outline application 13/00127/OUT (Outline planning permission for up to 165 residential dwellings (C3) and 2 points of access and public open space).

Recommended Refusal

The Planning Committee considered that the application was not acceptable in its current form. The Committee agreed with comments set out in the Urban Design report by Vaughan Thompson.

In addition, the Committee felt that although the site was close to Silver Street and the town, there was no provision to allow a future possible footpath/cycling link to Silver Street as requested at the consultation session with Barratt.

Resolved: Councillor P Myers and Councillor J Lewis to arrange a meeting with the Bath & North East Somerset Council Case Officer, Daniel Stone to 'talk through' what they are planning.

- f. 14/04030/FUL (2014/15/035) Hobbs House, 30 North Road, MSN BA3 2QD
Construction of private car park and alterations to vehicular access.

Recommended Approval in Principle with the following comment:

Safety measures, such as retaining the low wall, should be taken to discourage vehicles reversing onto Clevedon Road.

- g. 14/04193/FUL (2014/15/036) Mr M Cray, 63 Charlton Road, MSN BA3 4AF
Erection of detached single storey outbuilding.

Recommended Approval

- h. 14/04158/FUL (2014/15/037) Flower & Hayes, Pows Court, High Street, MSN BA3 2LD
Change of use of office (Class B1) to 1 flat (Class C3)

Recommended Refusal

The Planning Committee agreed that commercial space should be retained especially with the amount of new housing becoming available, change of use would have further impact on employment opportunities within the Town Centre.

31. Planning Decisions

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

Resolved: That the schedule be noted.

32. Planning Appeal Decision(s)

The Committee noted that the following Planning Appeal Decision received from The Planning Inspectorate had been allowed:

- (i) Appeal Ref: APP/F0114/D/14/2223226
42 North Road, MSN BA3 2QQ

Resolved: That the Planning Appeal Decision be noted.

33. Placemaking Plan and Neighbourhood Plan

The Committee received a verbal update from Councillor P Myers and Councillor J Lewis regarding the above.

Placemaking Plan

Councillor P Myers reported that the meeting with Bath & North East Somer Council Planning Policy Officers had been very positive. Drafts were expected on the first stage consultation for Councillor P Myers and Councillor J Lewis to comment on and respond by 20th October 2014.

Neighbourhood Plan

The NDP Team were progressing well. A draft Vision and Objectives statement had been produced with a view to it being included in Midsomer Norton LIFE and backed with a series of consultation events in November 2014. In addition, a timetable to September 2015 for the NDP process has been drafted and agreed.

Councillor P Myers updated the Committee regarding the position with Liz Bourne and Towns Alive. The Town Clerk had written to Towns Alive and a reply was expected.

Resolved: That the verbal update be noted.

34. Bath & North East Somerset Council (Land Between Abbey Rose House and Former Railway Line, Northmead Road, Midsomer Norton No 33) Tree Preservation Order

The Committee were asked to note the above Preservation Order received from Bath & North East Somerset Council.

Resolved: That the Preservation Order be noted.

35. Works to Trees

The Committee considered a Notification of proposed works to trees that had been submitted for consultation by the local planning authority in the conservation area:

- a. 14/04123/TCA Midsomer Norton Schools Partnership, Somervale School,
Redfield Road, MSN BA3 2JD
1 x Field Maple – remove
1 x Ash – remove.

Councillor P Moccock advised the Planning Committee that the Notification had been withdrawn.

Resolved: That the decision to withdraw the notification be noted.

36. Works to Trees in a Conservation Area at 17 Station Road, MSN (Application No: 14/00700/TCA)

The Committee were asked to note a letter received from Mark Minkley, Environmental Team Leader, Bath & North East Somerset Council in respect of the above.

Resolved: That Councillor J Lewis respond requesting that confirmation be given as to whether or not a Tree Preservation Order is required for a tree in a conservation area.

The meeting finished at 8.17pm

Signed:

Dated: