



# Midsomer Norton Town Council

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Mayor: Cllr Paul Myers BEM Town Clerk: Donna Ford PSLCC

**Minutes of the Meeting of the Planning Committee  
held in the Beauchamp Room at the Town Hall, Midsomer Norton on Monday  
10<sup>th</sup> December 2018 Commencing at 7.00pm**

**Present:** Chair of Committee Councillor M Evans  
Councillors: Councillor B Lawrence (Vice Chair)  
Councillor P Myers (Mayor) (7.18pm)  
Councillor L Robertson  
Councillor R Robertson

**Also Present:** Five (5) Members of the Public

**In Attendance:** Carole Sims – Admin/Finance Officer

**Fire Safety – Evacuation Procedure / Recording Protocol**

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

41.	<b><u>Apologies for Absence and to consider the reasons given</u></b>  Apologies were received from Councillor Slade who had a previous engagement and Councillor Mackay who was unwell.  <b>Resolved:</b> To accept the apologies for the reasons given.
42.	<b><u>Declarations of Interest</u></b>  There were no Declarations of Interest.
43.	<b><u>Minutes</u></b>  <b>Resolved:</b> That the minutes of the Planning Committee held on Wednesday 14 <sup>th</sup> November 2018 be signed and adopted as a correct record.
44.	<b><u>Planning Applications for Consideration</u></b>  The Committee considered a schedule of applications for planning consent that had been submitted for consultation by the local planning authority.  <b>Resolved:</b> That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below:  a. 18/04958/OUT (18/19/63) Somerset & Dorset Railway Heritage Trust, Midsomer Norton South Railway Station, Silver Street, MSN BA3 2EY.

	<p>Outline application with all matters reserved for extension to existing maintenance shed to provide flexible events space, cafe and dining space, space for artisans, microbrewery and lecture/meeting space. 10 new mixed used units for retail Class A1, A3 cafes and bars, Class B1(a), Class B1(c) and Class D1 assembly for education and training support space. 3 tourist accommodation units. Carriage/maintenance shed with associated sidings access and boiler workshop. New WC facilities, improvements to open space and landscaping, removal of vehicle access and creation of improved pedestrian environment.</p> <p><b>Comment</b></p> <p><i>Councillor Myers joined the meeting at 7.18pm</i></p> <p><i>Councillor Myers abstained from the vote.</i></p> <p>The Committee acknowledged the energy and commitment of the applicants and felt that their vision of a thriving and self-sufficient railway heritage site would, if realised, be very positive for the town. However, on the current application they found they had to agree with BANES Highways comments:</p> <ul style="list-style-type: none"> <li>• Safe, adequate and appropriate means of access to the site for all users needs to be demonstrated</li> <li>• No evidence had been supplied to show how potential conflicts arising from increased demand of traffic would be dealt with</li> <li>• The parking facilities as planned would not accommodate the likely demand.</li> </ul> <p>It was considered that the proposal in its current form represented an overdevelopment of the site and would potentially detract from its function as a heritage site. The committee hoped that the applicants would engage at an earlier stage with the town council and other interested local parties if they considered further applications.</p> <p><b>b.</b> 18/05353/FUL (18/19/64) Mr David Millington, 17 Bluebell Rise, MSN BA3 2RR. Erection of front porch.</p> <p><b>No Objection</b></p>
45.	<p><b><u>Planning Decisions</u></b></p> <p>The Committee received a schedule of decisions made recently by the local planning authority.</p> <p><b>Resolved:</b> That the schedule be noted</p>
46.	<p><b><u>Bath &amp; North East Somerset Local Plan 2016 – 2036 – Options Consultation</u></b></p>

	<p>The Committee considered how the Town Council wished to comment on the 'Local Plan 2016-2036 Options Document'.</p> <p><b>Resolved:</b> That Councillor Evans and Councillor Myers submit the comments/responses of the Planning Committee on the Options Consultation by the deadline of <b>7<sup>th</sup> January 2019</b>.</p>
<p><b>47.</b></p>	<p><b><u>Local and Neighbourhood Plan</u></b></p> <p>The Committee received an update from Councillor Myers.</p> <p><b>Resolved:</b> That Councillor Evans and Councillor Myers review the maps that had been produced by the mapmaker.</p> <p><b>Resolved:</b> That a DRAFT Neighbourhood Development Plan be produced and circulated to Members for discussion at a Planning Committee Meeting in the New Year.</p>
<p><b>48.</b></p>	<p><b><u>Proposed Works to Trees</u></b></p> <p>The Committee considered the following Application for proposed Tree Works that had been submitted for consultation by the local planning authority.</p> <p><b>Resolved:</b> That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below:</p> <p><b>a.</b> 18/05142/TCA I S Property Developments Ltd, 59 High Street, MSN BA3 2DQ. Stone Pine (T1) – fell.</p> <p><b>Object</b></p> <p>The removal of the Stone Pine would affect the visual amenity of the Town from higher areas.</p> <p><b>b.</b> 18/05271/TCA Owner/Occupier, 101 Radstock Road, MSN BA3 2AU. T1 Cherry - Reduction of canopy by 1m from extremities back to live growth points. Balance crown, remove major deadwood and prevent interference with overhead services. T2 Apple - Remove deadwood and lift crown to a consistent line. Rebalance and reduce canopy spread. Prune back from extremities by a maximum of 2m to live growth points.</p> <p><b>No Objection</b></p>

**Meeting closed at 8.55pm**

**Signed:** .....  
**(Chair)**

**Dated:** .....