



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
Wednesday 15th November 2017 Commencing at 7.00pm

Present: Chair of Committee Councillor M Evans
Councillors: Councillor B Lawrence
Councillor G Mackay
Councillor L Robertson
Councillor R Robertson

Also Present: Three (3) Members of the Public.

In Attendance: Carole Sims – Assistant Clerk

Fire Safety – Evacuation Procedure / Recording Protocol

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

29.	<u>Apologies for Absence and to consider the reasons given</u> Apologies for Absence were received from Councillor P Myers and Councillor S Plumley who both had previous engagements Resolved: To accept the apologies for the reasons given.
30.	<u>Declarations of Interest</u> Councillor R Robertson declared a non-pecuniary interest in Agenda Item 31(k).
31.	<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. All Members of the Committee agreed that as the members of the public present had an interest in Agenda Item 31(d) 17/04859/FUL and was an application for consideration it would be appropriate for the application to be brought forward in the order on the Agenda. Resolved: That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below: d. 17/04859/FUL (17/18/045) Miss Emma Riddle, Formerly Casswells Ltd, Empty Shop Premises 7 – 9 High Street, MSN. Change of use on units

1, 1a and 2 from shop (Use Class A1) to mixed use development.

Support

- a. 17/04726/REG03 (17/18/42) Bath & North East Somerset Council, BANES Council, The Hollies, High Street, MSN BA3 2DP. Change of use from B1 class to mixed use B1/D1 Class use, including reconfiguration of the ground and lower ground floors of the Hollies office building to form a new Reception, library and associated features.

Support

- b. 17/04832/REM (17/18/43) Mr Ben Paget, 128 High Street, MSN BA3 2HN. Removal of Condition 3 attached to application 12/04243/FUL (Change of use from offices (Use Class A2) to residential (Use Class C3) to include erection of a single storey rear extension following demolition of existing single storey building).

Object

Condition 3 should stand. Committee members suggested that other means of sound proofing such as secondary glazing would leave the desired sash windows in place.

- c. 17/04800/VAR (17/18/44) JD Wetherspoon, The Palladium Electric, 110 High Street, MSN.

Variation of conditions 2, 3, 5, 12, 20 and 21 of Application 14/05667/FUL (Change of use of cinema to A4 (Drinking Establishments) with associated works.)

Condition Number(s): 2,3,5,12,20 & 21

Conditions(s) Removal:

Slight design changes to the building, revised and improved delivery access and removal/ updating of commencement conditions to enable works to commence on site.

Plans referred to, and commencement wording removed.

Support

- e. 17/05007/FUL (17/18/46) Mr Brendan Silk, Old Welton Hill Farm, Binces Lodge Lane, MSN BA3 2XQ. Erection of a single storey extension to south elevation.

Support

- f. 17/05058/FUL (17/18/47) Mr & Mrs Bishop, 42 Riverside Gardens, MSN BA3 2NS. Erection of a single storey front and rear extension following

the demolition of an existing rear conservatory.

Support

- g. 17/03514/FUL (17/18/48) SDR Tutoring Ltd, Formerly Casswells Ltd, Empty Shop Premises 7 – 9 High Street, MSN. Change of use of Unit 3 from retail (A1) to an English, Maths and Science tuition centre (D1).

Decision to '**Permit**' had already been taken by Bath & North East Somerset Council prior to the Planning Committee Meeting held on Wednesday 15th November 2017.

- h. 17/05118/FUL (17/18/49) Secure Door Services Sw Limited, Secure Door Services Sw Limited, Radstock Road, MSN BA3 2AD. Erection of a detached show garage on front forecourt.

Support

- i. 17/05117/AR (17/18/50) Secure Door Services Sw Limited, Secure Door Services Sw Limited, Radstock Road, MSN BA3 2AD. Display of non-illuminated fascia signs on the proposed garage elevations.

Support

- j. 17/05139/FUL (17/18/51) Mrs Sophie Swift, 59 Sunnymead, MSN BA3 2SD. Erection of a first floor extension over existing double garage.

Support

- k. 17/05216/FUL (17/18/52) Mr John Iuliano-Caeser, 42 North Road, MSN BA3 2QQ. Erection of semi-detached dwelling attached to 42 North Road.

Support

- l. 17/05274/FUL (17/18/53) Mrs Emma Wells, 39 Clevedon Road, MSN BA3 2ED. Erection of 2 storey side extension with carport following demolition of garage, and erection of single storey rear extension.

Object

The proposed extension was considered to be overbearing which would have a negative effect on the neighbouring property.

32. Planning Decisions

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

	<p>Resolved: That the schedule be noted</p>
33.	<p><u>Placemaking Plan and Neighbourhood Plan</u></p> <p>There was no update report on the Placemaking and Neighbourhood Plan, however Councillor B Lawrence informed the Committee that the Town Council's comments on the Strategic Housing Land Availability Assessment (SHLAA) submitted three (3) years ago had been reflected in the Housing & Economic Land Availability Assessment (HELAA) and no new sites were proposed.</p>
34.	<p><u>Planning Consultation – West of England Joint Spatial Plan & the New Bath & North East Somerset Council Local Plan</u></p> <p>Members considered how the Town Council would comment on Consultations on The Joint Spatial Plan and the Bath & North East Somerset Council Local Plan.</p> <p>Resolved: That the Joint Spatial Plan and the Bath & North East Somerset Council Local Plan Consultations be discussed at the Full Council Meeting being held on Monday 4th December 2017.</p> <p>Councillor Evans advised the Committee that there would be a Bath and North East Somerset Local Plan Options Exhibition for the Somer Valley on:</p> <p>Tuesday 28th November 2017 (3.00pm – 8.00pm) The Board Room, Bath College Somer Valley Campus</p>
35.	<p><u>Proposed Works to Trees</u></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>Resolved: That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below:</p> <p>a. 17/04845/TCA Mr Simon Dodd, Bunthornes, Cottage, North Way, MSN BA3 2DY. Group of mixed species Conifer to front of property - approximately 10, (excluding Yew) - fell. 1x Yew - remove large lowest limb, garden side of crown and reduce remaining crown by up to 1 metre.</p> <p><i>No Objection</i></p>

Meeting closed at 7.35pm

A signed copy of the minutes can be viewed at the Town Council Offices

Signed: (Chair)

4th December 2017

Dated: