



# Midsomer Norton Town Council

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Mayor: Cllr Paul Myers BEM

Town Clerk: Donna Ford

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

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

**Also Present:** One (1) Member 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.

<b>1.</b>	<p><b><u>Election of Chair for Municipal Year 2018/2019</u></b></p> <p>The Officer present sought nominations for the position of Chair of the Committee for the Municipal Year 2018/2019. Councillor Michael Evans was duly nominated and elected.</p> <p><b>Resolved:</b> That Councillor Michael Evans be elected as Chair of Committee for the Municipal year 2018/2019.</p> <p><b>Resolved:</b> That Councillor Michael Evans should make, a declaration of acceptance of the office with the Proper Officer at the earliest convenient time (as prescribed in the Local Elections (Declaration of Acceptance of Office) Order 2001 (SI 2001 No 3941)) and in the meantime assume the Chair for the rest of the meeting.</p>
<b>2.</b>	<p><b><u>Apologies for Absence</u></b></p> <p>Apologies for Absence were received from Councillor G Mackay who had been delayed on a journey back from Scotland and Councillor A Slade who was on holiday.</p> <p><b>Resolved:</b> To accept the apologies with the reasons given.</p>

3.	<p><b><u>Election of Vice Chair for the Municipal Year 2018/2019</u></b></p> <p>The Chair of Committee sought nominations for the position of Vice Chair of the Committee for the Municipal Year 2018/2019. Councillor Brian Lawrence was duly nominated for the position.</p> <p><b>Resolved:</b> That Councillor Brian Lawrence be elected as Vice Chair of the Planning Committee for the Municipal Year 2018/2019.</p>
4.	<p><b><u>Declarations of Interest</u></b></p> <p>There were no Declarations of Interest.</p>
5.	<p><b><u>Minutes</u></b></p> <p><b>Resolved:</b> That the minutes of the Planning Committee held on Tuesday 3rd April 2018 be signed and adopted as a correct record.</p>
6.	<p><b><u>Planning Applications for Consideration</u></b></p> <p>The Committee considered a schedule of applications for planning consent 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>a. 18/02095/OUT (18/19/16) Strategic Land Partnerships (SLP) &amp; SoSE. Parcel 3700, Silver Street, MSN. Outline application for the erection of Norton Hill Primary School, a 630 pupil, three form entry primary school (D1); up to 40 residential dwellings (C3); 64 bed care home (C2); 15 unit age restricted shelter (C2); public open space; and proposed highways works on and off site including provision of a new cycle/footpaths, road widening (Silver Street), 2No. bus stops (Silver Street), junction improvements (Charlton Road) and 1No. Gas Governor and Electricity Substation, with associated works.</p> <p><b>Support with comments</b></p> <p>The Committee supported this provision of a new primary school and did not object to the accompanying, enabling residential development, although regretting the apparent necessity of this, in view of the strategic need for more employment and no more commuter-dependant housing.</p> <p>However it is particularly concerned that the proposed measures to mitigate potential undesirable side effects should be carried out, as listed:</p> <p>i. <b>Road Widening</b> Road widening is vital as congestion is already a severe problem at the beginning and end of the school day. The committee</p>

rejected the desk-based suggestion by Peter Brett that no widening is needed, and endorsed the B&NES judgement that it was. It noted that a larger pick up and drop off point at the School was planned, and welcomed this as essential to traffic management.

**ii. Speed Limit**

The Committee hoped that B&NES would arrange with Mendip District Council for the existing national speed limit at the southern end of Silver Street be reduced to a 30mph limit from the junction with the A367, and then reduced further to 20mph when passing the proposed Primary School. The Committee also agreed that the installation of a gateway sign at the Midsomer Norton border would also be a useful signal that a built-up area lay ahead and would encourage motorists to slow down when entering the town and approaching the school.

**iii. Pavement**

The pavement is imperative for the safety of children, parents and residents. It is already badly needed: this narrow, busy road is so dangerous for pedestrians that residents feel constrained to drive the short distance into town.

**iv. Landscape/Trees**

The Committee welcomed the landscape considerations for the school site as set out on Page 29 of the Design and Access Statement.

**v. Care Home**

The Committee welcomed the provision of a Care Home, and age restricted housing. However, noting that a recent Care Home project for a nearby development had been aborted and replaced with further housing, it hoped that if the Care Home is not developed any application for the use of the land for public medical provision would be favoured over more residential development.

**vi. Pedestrian and Cycle Links**

The committee welcomed the plan to link Silver Street with Charlton Park and hoped that all and any pedestrian and cycle links from surrounding housing estates and the town itself to the school would be determinedly explored, to limit the environmental and health damage of siting the school on the edge of the town and thereby encouraging car use.

Councillor P Myers did not take part in the Agenda Items 6 b & c.

- b.** 18/01639/LBA (18/19/09) Midsomer Norton Town Council, Town Hall, The Island, MSN BA3 2HQ. Internal and external alterations for the refurbishment and extension of the existing town hall to re-instate the

ground floor market hall and alter access throughout.

**Support**

- c. 18/01638/FUL (18/19/10) Midsomer Norton Town Council, Town Hall, The Island ,MSN BA3 2HQ. Refurbishment and extension of the existing town hall to re-instate the ground floor market hall and alter access throughout.

**Support**

- d. 18/01552/FUL (18/19/11) Mr Philip Elkington, 1 Thicket Mead, MSN BA3 2SZ. Creation of raised decking with steps from raised patio doors.

**No Objection**

- e. 18/01923/FUL (18/19/12) Mr Chris Smart, 17 Vivien Avenue, MSN BA3 2EQ. Erection of a front porch and two front dormers.

**No Objection**

- f. 18/02000/VAR (18/19/13) Mr & Mrs Palmer, 29 Thicket Mead, MSN BA3 2ST. Variation of condition 2 of application 17/01600/FUL (Erection of single storey side extension) granted on 13.6.2017.

**No Objection**

- g. 18/01952/LBA (18/19/14) Highcroft Veterinary Centre, Silva House Veterinary Group, 3 Silver Street, MSN BA3 2ET. Works to facilitate the installation of 6 No. external wall mounted air conditioning units and 3 No. internal wall mounted air conditioning units.

**No Objection**

- h. 18/02030/FUL (18/19/15) Mr & Ms Love & Williams, 15 Dymboro Avenue, MSN BA3 2QR. Erection of a single storey rear and front extension with a two storey side extension. (Resubmission)

**No Objection**

- i. 18/02119/FUL (18/19/17) Mr J Packer, 47A Chilcompton Road, MSN. Change of use from abandoned/derelict (former C3 use 24 years ago to C3 residential inclusive of complete renovation internally and externally. Internal modifications.

**No Objection**

- j. 18/02159/FUL (18/19/18) Teresa Nicholas, 34 Priory Close, MSN BA3 2HZ. Erection of a single storey rear extension to create ancillary annexe.

	<p><b>No Objection</b></p> <p><b>k.</b> 18/02193/CLEU (18/19/19) Mrs Diane Gregory, 35B Redfield Road, MSN BA3 2JH. Use of ground floor as self contained flat (Certificate of Lawfulness for an existing use). LINK</p> <p><b>No Objection</b></p> <p><b>l.</b> 18/02191/CLEU (18/19/20) Mrs Diane Gregory, 35B Redfield Road, MSN BA3 2JH. Use of 1<sup>st</sup> floor as self contained flat (Certificate of Lawfulness for an existing use). LINK</p> <p><b>No Objection</b></p> <p><b>m.</b> 18/02116/VAR (18/19/21) C/O Agent, 39 High Street, MSN BA3 2DL. Variation of condition 11 of application WN/00616N (Retail foodstore, car park and new vehicular access). LINK</p> <p><b>No Objection</b></p>
7.	<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>
8.	<p><b><u>Local and Neighbourhood Plan</u></b></p> <p>Councillor Evans reported that the upgraded maps that had been expected for the Neighbourhood Plan from Bath &amp; North East Somerset Council had not yet been received.</p> <p>Councillor Lawrence reported that he and Councillor Mackay had attended a Local Plan/HELAA Site Assessment Training Session in Timsbury which had been very well run.</p> <p>Lists of the sites along with tool kits would be sent to the Town Council which would involve three types work:</p> <ul style="list-style-type: none"> <li>• Desktop Work</li> <li>• Field Work</li> <li>• Summary</li> </ul> <p>Once the information had been received Councillor Lawrence would arrange a working party to carry out the exercise.</p> <p><b>Resolved:</b> That the updated be noted</p>

**Meeting closed at 8.10pm**

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

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

**Dated:** .....