



# Midsomer Norton Town Council

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Mayor: Cllr Lynda Robertson Town Clerk: Donna Ford PSLCC

**Minutes of the Meeting of the Planning Committee**  
**held in the Assembly Room at the Town Hall, Midsomer Norton on Monday 13<sup>th</sup>**  
**June 2022 Commencing at 7pm**

**Present:** Chair of Committee: Councillor G Mackay

Councillors: Councillor M Moxham  
Councillor C Griffiths  
Councillor B Lawrence  
Councillor L Robertson (Mayor)  
Councillor P Moccock  
Councillor M Evans

**Also Present:** Deputy Clerk: Amanda Hazell

**In Attendance:**

1	<p><b><u>Election of Chairman</u></b></p> <p>The Chair sought nominations for the position of Chair of the Committee for the Municipal Year 2022/2023. Councillor Gordon Mackay was duly nominated for the position.</p> <p><b>Resolved:</b> That Councillor Gordon Mackay be elected as Chair of the Planning Committee for the Municipal Year 2022/2023.</p>
2	<p><b><u>Election of Deputy Chairman</u></b></p> <p>The Chair sought nominations for the position of Deputy Chair of the Committee for the Municipal Year 2022/2023. Councillor Pete Moccock was duly nominated for the position.</p> <p><b>Resolved:</b> That Councillor Pete Moccock be elected as Deputy Chair of the Planning Committee for the Municipal Year 2022/2023.</p>
3	<p><b><u>Apologies for absence</u></b></p> <p><b>Resolved:</b> Apologies received and accepted from Councillor L Clement</p>
4	<p><b><u>Declarations of Interest</u></b></p> <p><b>Resolved:</b> 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 Monday 11<sup>th</sup> April 2022 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> <ul style="list-style-type: none"> <li>a. 22/01452/REM 125 High Street Midsomer Norton Radstock Bath And North East Somerset BA3 2HN Removal of condition 2 of application 01/01671/FUL (Change of use from retail to housing advice centre and external alterations to form disabled access).</li> </ul> <p><b>Support</b></p> <ul style="list-style-type: none"> <li>b. 22/01913/OUT Land At Rear Of Priory Nurseries And Glenfield Cottage Radstock Road Midsomer Norton Bath And North East Somerset Proposed new shared user bridge over River Somer, private vehicular access track and permissive footpath link between Radstock Road and Land West of Wheelers Road in Midsomer Norton, Somerset, with associated landscaping and engineering works (Resubmission of 20/04904/OUT).</li> </ul> <p><b>Comment: The Town Council is happy for a footbridge but cannot see the immediate benefit of a vehicle access path and bridge into a field. If it is ancillary to a larger development, it would be more transparent and open with the Planning Authority and the public to put forward the plan for the bridge at the same time as the application for the rest of the site.</b></p> <p><b>The developer’s Unilateral Undertaking definitions refer to the creation of a Bridge and Track and Path Management Scheme meaning “a management and maintenance scheme for the future management and maintenance of the Bridge and Track and Path such scheme to: (a) identify the strategy and programme for the provision of the future management and maintenance of the Bridge and Track and Path for a period of at least fifteen (15) years; (b) provide details of the initial and future funding arrangements;”.</b></p> <p><b>The Town Council would expect the Developer to undertake the management and maintenance of the Bridge and Track and Path in perpetuity, and to have a plan to do that.</b></p> <p><b>As an indication of time scales, the April 2022 Bath and North East Somerset Council Draft Planning Obligations Supplementary Planning Document mentions 20 years as the period for which a developer must pay the council a commuted sum when a green space, allotment or</b></p>

	<p><b>suchlike is adopted. (3.5.5 page 45)</b></p> <p>c. 22/02080/FUL 16 Somer Avenue Midsomer Norton Radstock Bath And North East Somerset BA3 2SB Install a roof lantern to existing flat roof and clad 2no. external walls in cedar cladding.</p> <p><b>No Comment</b></p> <p>d. 22/01820/FUL 2 Silver Street Midsomer Norton Radstock Bath And North East Somerset BA3 2HB Construction of 3no. dwellings with access, parking, landscaping, screening and associated works.</p> <p><b>Support – appreciate the use of natural stone to enable a good fit within the local environment.</b></p> <p>e. 22/02153/FUL 15 High Meadows Midsomer Norton Radstock Bath And North East Somerset BA3 2RY Erection of single- and double-storey side extension, partial garage conversion and re location of front door.</p> <p><b>No Comment</b></p>
7	<p><b><u>Planning Decisions</u></b></p> <p><b>Resolved:</b> That the schedule of recent decisions made by the Local Planning Authority be noted.</p>
8	<p><b><u>Consultation on Draft Planning Obligations Supplementary Planning Document and Draft Sustainable Construction Checklist Supplementary Planning Document</u></b></p> <p>Members considered the Consultation and commented the following:</p> <p>Would like to see a policy that includes adequate parking provision. Inappropriate not to have an obligation to provide adequate parking in a rural area where residents may have to travel beyond the locality for employment, leisure and retail purposes which are not accessible by public transport.</p>
9	<p><b><u>The Somer Valley Enterprise Zone</u></b></p> <p>Members considered the Somer Valley Enterprise Zone and commented the following:</p> <p>The Town Council is in favour of the Enterprise Zone as part of the endeavour to redress the imbalance of housing development and employment in Midsomer Norton, which currently results in an undesirable level of out-commuting.</p> <p>The cycle access to the new Enterprize Zone is now included in phase one</p>

<p>but we'd like to highlight its development, and the continuation of the Norton-Radstock Greenway, as a priority.</p> <p>Suggestion for an A37 – A367 link road for lorries. At present the main A road through Midsomer Norton is through Station Road. This road is not built for larger vehicles as the pavements are mounted to navigate the bends in the road. North Road must not be considered as an alternative to Station road.</p> <p>North road is a “B class” which is extremely dangerous as it is with the very high volume of traffic.</p> <p>There is a concern there will be too much of a retail center which will threaten Midsomer Norton High Street even though we are aware the retail is restricted.</p>
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**Meeting closed at 7.55pm**

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

**Dated:** .....