



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 Council Chambers, The Hollies, Midsomer Norton
on Monday 26th September 2022 Commencing at 7pm**

Present: Chair of Committee: Councillor G Mackay
Councillors: Councillor M Moxham
Councillor C Griffiths
Councillor L Clement
Councillor L Robertson (Mayor)
Councillor M Evans

Also Present: Deputy Clerk: Amanda Hazell
Administrator: Jo Corbett

In Attendance: Councillor M Plant
Councillor Shaun Hughes
6 Members of the public
Peter Roberts Curo

17	<p><u>Apologies for absence</u></p> <p>Resolved: Apologies received and accepted from Councillor B Lawrence and Councillor P Mocock.</p>
18	<p><u>Declarations of Interest</u></p> <p>Resolved: There were no Declarations of Interest received.</p>
19	<p><u>Minutes</u></p> <p>Resolved: That the minutes of the Planning Committee held on Monday 11th July 2022 be signed and adopted as a correct record.</p>
20	<p><u>Planning Applications for Consideration</u></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>Resolved: That the Local Planning Authority be advised of the observations of the Committee on the submitted applications as below:</p> <p>a. 22/02932/FUL 26 Orchard Vale Midsomer Norton Radstock Bath And North East Somerset BA3 2RA Demolition of Nos. 26 and 28 Orchard Vale and development of 60 new homes with open space, landscaping, and all associated infrastructure (Cross Boundary Application with Mendip).</p>

OBJECT

Object for the following reasons:

Traffic:

- Although the streets adjacent to the proposed development are relatively quiet, concerns exist about traffic on Northmead Road which hinder pedestrian and cycle access to key locations within Midsomer Norton. The Travel Plan identifies a lack of dropped kerbs within the vicinity and the roundabout where Northmead Road and North Road meet is difficult for pedestrians to navigate. Traffic is already busy on Northmead road and nothing in the Travel Plan addresses this.
- The Travel Plan states that the existing bus services "provide genuine commuting, education, retail and leisure travel options to and from the local town and the nearby cities of Bath and Bristol" which we strongly disagree with. The lack of transport facilities and provision for safe and amenable walking and cycling options to key locations in Midsomer Norton, such as the Rugby Club or Norton Hill secondary school, mean residents will have no realistic option other than to make these journeys by car. Handing out free umbrellas or discounts on bicycle purchases are mere token gestures. The Travel Plan does not appear to be specifically tailored towards the local area and the problems specific to Midsomer Norton. To encourage sustainable transport residents, require good quality, safe pavements, segregated cycle lanes and frequent, swift affordable bus services none of which currently exist or will be provided for by this development.

Ecology:

- The Town Council share B&NES officer's concerns about the ecological impact of this development.

Local Authority Housing:

- The Town Council share residents' concerns that local authority housing will only be made available for residents of Mendip.

Services:

- The Town Council agrees with residents that essential services in Midsomer Norton are already insufficient and this application makes no provision to mitigate the impact of more residents.

Local residents

- The Town Council feels the developer should consider specific compensation should the application be approved, for

specific residents who will be directly affected by building work.

Boundary

- With the proposed development being adjacent to Midsomer Norton but falling within the boundary of Mendip, the Town Council have identified that this will create a boundary anomaly. The Boundary commission states that legislation requires they have regard for the need to secure effective and convenient local government and the need to reflect the identities and interests of local communities. The Town Council feel that residents of the proposed development should be within the Midsomer Norton and B&NES boundary and that the Local Authorities of Mendip and B&NES should seek a Principle Area Boundary Review before the application is considered.

Orchard Hall

- The Orchard Hall is a well-used community building adjacent to the proposed development site which would offer community services to potential residents. If the application were to be approved the developer should make a donation towards the maintenance and upkeep of this Community Trust managed building to help cope with the demand from additional residents.

The Town Council objects to the development and demands that if the authority were minded to approve the application, S106 obligations should be sought to address the concerns of the Town Council and residents.

- b. 22/02980/FUL Howzat 102 Withies Park Midsomer Norton Radstock BA3 2PB Erection of single storey side and rear extension (resubmission changes to roof design).

NO COMMENT

- d. 22/03253/VAR 24 Belle Vue Welton Midsomer Norton Radstock Bath And North East Somerset BA3 2BS Variation of condition 4 (Height Restriction (Compliance)) of application 21/04069/OUT (Outline planning application with all matters reserved. Save for access for the erection of 1 no. dwelling house).

COMMENT – It is felt the applicant should abide by existing rules.

- d. 22/01828/FUL Old Coal Yard Radstock Road Midsomer Norton Bath And North East Somerset Installation of a dropped kerb

NO COMMENT

- e. 22/03311/VAR Wetherspoons The Palladium Electric 110 High Street

	<p>Midsomer Norton Bath And North East Somerset Variation of condition 6 of application 14/05667/FUL (Change of use of cinema to A4 (Drinking Establishments) with associated works).</p> <p>NO COMMENT</p> <p>f. 22/03416/FUL 2 Hillside Crescent Midsomer Norton Radstock Bath And North East Somerset BA3 2NB Erection of single storey rear extension and two storey side extension following demolition of existing kitchen.</p> <p>NO COMMENT</p>
21	<p><u>Planning Decisions</u></p> <p>Resolved: That the schedule of recent decisions made by the Local Planning Authority be noted.</p>
22	<p><u>Local Plan Partial Update Examination Update</u></p> <p>Members noted the update on the Local Plan Partial Update Examination Update from B&NES.</p> <p>Noted: Councillor Michael Evans confirmed with Councillor Shaun Hughes that South Road car park will not be used for housing.</p>
23	<p><u>Boundary Change</u></p> <p>Members considered requesting a boundary change with Mendip Council.</p> <p>Resolved: Members resolved to apply to B&NES for a boundary review as a matter of urgency.</p>
24	<p><u>Staddlestones Park</u></p> <p>Members considered the request for Midsomer Norton Town Council to take over the ownership and management of Staddlestones Park received from a resident.</p> <p>Resolved: Agreed in principle to approach B&NES as part of a longer-term plan. Noted the park is to receive WECA funding. Office staff to reply to the resident.</p>
25	<p><u>Neighbourhood Plan</u></p> <p>Members considered the letter from a resident regarding the Neighbourhood Plan and received a verbal update from Councillor Brian Lawrence.</p> <p>Resolved:</p> <ul style="list-style-type: none"> • Date of next meeting with B&NES on the 11th October 2022.

	<ul style="list-style-type: none"> • Councillor Brian Lawrence has made changes to the Neighbourhood Plan. • Neighbourhood Plan will be sent to BANES officers before the next meeting for review. •
26	<p><u>Building Change of Use</u></p> <p>Members considered the Building Change of use for the old Argos site.</p> <p>Resolved: Members resolved to monitor the situation by requesting updates from the leisure centre as it is important to ensure the swimming pool stays open.</p>
27	<p><u>Closure of Public Conveniences</u></p> <p>Members considered supporting the plans for the public conveniences by Dragonfly Leisure Centre.</p> <p>Resolved: Members resolved to support the closure of the public conveniences by Dragonfly Leisure Centre.</p>

Meeting closed at 7.50pm

Signed:(Chair)

Dated: