



Midsomer Norton Town Council

Council Offices, Town Hall, The Island, Midsomer Norton, Bath BA3 2HQ

Tel: 01761 418701

Email: townclerk@msn-tc.gov.uk

Mayor: Cllr Gordon Mackay

Locum Clerk: Paul Russell

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Monday 19th June 2023 at 7:30pm at the Council Chambers, The Hollies, Midsomer Norton.

MEMBERS PRESENT: Councillors S Hughes (Chair), G Mackay, M Moxham, D Thatcher, M Thatcher and T Wells.

Committee noted the fire safety procedure and the Town Council's recording protocol.

Two Members of the Public were present. No matters were raised.

01/23 ELECTION OF CHAIR

Cllr Hughes was nominated as Chair of the Committee. There being no other nominations Cllr Hughes was duly appointed.

02/23 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr A Pughe (work). Cllr Wells indicated that he had to leave at 7.55pm.

03/23 DECLARATIONS OF INTEREST

There were no declarations of interest made.

04/23 MINUTES

Proposed: Cllr Wells Seconded: Cllr Mackay
Agreed

Committee confirmed and signed as a correct record the minutes of the Planning Committee on Monday 20th March 2023.

05/23 PLANNING APPLICATIONS

Committee consider the following planning applications:

App Ref: 22/02932/FUL

Location: 26-28 Orchard Vale Midsomer Norton Bath And North East Somerset

Description: 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).

Comment:

- Midsomer Norton Town Council would like to add the following comments to our earlier statement (submitted 27/09/2022) as since this statement there have been a number of amendments and a judicial review.
- Most significantly is the judgment on 16th December 2022 by the Hon. Justice Holgate, in summary found the decision by Mendip Council to adopt

LPP2 with the five policy allocations including Underhill Lane under challenge was unlawful.

- As Underhill Lane site does not now form part of an agreed Somerset local plan it should not be included in any developments, we would also note that Curo have chosen to ignore this ruling and proceed on the basis that Somerset do not have the protection of a 5 year land supply within their local plan, we would note that BANES do have a 5 year land supply within their local plan and has a duty to refuse an application that is not supported within an agreed local plan.
- Amended plans show a reduction in the size of the attenuation basin by around 50% removing protection against a future increases in flood risk due to climate change.
- The site does not achieve the required biodiversity net gains and will need to be met on an off-site location, again this is not acceptable particularly on a green belt development.
- Access to the site is not suitable within the current highways infrastructure in an area where pavement parking is already a necessity and emergency vehicle access is challenging this area cannot cope with any further increases in traffic.
- The site constitutes a loss of amenity for the existing residents including the adjacent care home, residents using the play areas and Orchard community hall, importantly also a loss of natural habitat that is home to a wide variety of wildlife including a number of protected species.
- For these and reasons given in our previous statement Midsomer Norton Town Council are against this development and would recommend refusal.

App Ref: 23/01938/RES

Location: 24 Belle Vue Welton Midsomer Norton Radstock Bath And North East Somerset BA3 2BS

Description: Appearance, Landscaping, Layout and Scale for the erection of 1 no. dwelling house, following the approval of a variation of condition application (reference 22/03253/VAR) to vary condition 4 of outline planning consent 21/04069/OUT.

Comment: No Comment

App Ref: 23/01998/FUL

Location: 31 Park Way Midsomer Norton Radstock Bath And North East Somerset BA3 2HD

Description: Erection of single storey rear extension, hip to gable roof extensions, rear facing dormer, first floor front extension and internal reconfigurations following demolition of existing conservatory.

Comment: No Comment

06/23 PLANNING DECISIONS

Committee noted the schedule of recent decisions made by the Local Planning Authority:

The following applications had been **PERMITTED/NO OBJECTION**:

Planning Application - 23/00955/FUL - Decision Notification

Site Location: Midsomer Norton Sports Centre Gullock Tynning Midsomer Norton Radstock Bath And North East Somerset

Description of Proposal: Replace existing adventure play equipment with new, create foraging area and picnic tables with associated hard and soft landscaping.

Name of Applicant: Dragonfly Leisure

Planning Application - 23/00924/FUL - Decision Notification

Site Location: 18 Orchard Avenue Midsomer Norton Radstock Bath And North East Somerset BA3 2QZ

Description of Proposal: Erection of front porch.

Planning Application - 23/00360/LBA - Decision Notification

Site Location: Welton Baptist Church West Road Welton Midsomer Norton Radstock

Description of Proposal: Internal and external alterations including provision of level access by modification and extension of the existing rear lean-to.

Planning Application - 23/00112/FUL - Decision Notification

Site Location: Old Welton Hill Farm Binces Lodge Lane Midsomer Norton Radstock Bath And North East Somerset

Description of Proposal: Erection of a replacement building to be used as a yoga studio with treatment rooms and associated works, to follow demolition of existing barn.

Planning Application - 23/01680/TCA - Decision Notification

Site Location: 3 The Dymboro Midsomer Norton Radstock Bath And North East Somerset BA3 2QU

Description of Proposal: 2no. Beech (T1, T2) - Thin crown by 15-20% but maintain height and shape

07/23 LOCAL PLAN

Committee noted the update provided and agreed to nominate Cllr Wells to attend the Somer Valley Area Workshop on 26th July 2023.

08/23 LOCAL GREEN SPACE DESIGNATION

Committee noted that the National Planning Policy Framework (NPPF) offered the opportunity for local communities to identify green areas of particular importance for special protection. It was agreed to confirm what benefit there would be for Midsomer Norton as most spaces were already protected.

09/23 NEIGHBOURHOOD PLAN

Committee noted that the Midsomer Norton Plan was currently with B&NES. Cllr Hughes would follow this up with planning officers.

There being no other business the Chair thanked members for their attendance and closed the meeting at 8:25pm

CHAIR:

DATE: