



# 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 Tuesday 15<sup>th</sup> November 2022 Commencing at 7pm**

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

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

**In Attendance:** Shaun Hughes  
Jo Corbett

28	<p><b><u>Apologies for absence</u></b></p> <p><b>Resolved:</b> Apologies received and accepted from Councillor B Lawrence Councillor L Clement, Councillor P Moccock and Councillor C Griffiths.</p>
29	<p><b><u>Declarations of Interest</u></b></p> <p><b>Resolved:</b> There were no Declarations of Interest received.</p>
30	<p><b><u>Minutes</u></b></p> <p><b>Resolved:</b> That the minutes of the Planning Committee held on Monday 26<sup>th</sup> September 2022 and Monday 10<sup>th</sup> October 2022 be signed and adopted as a correct record.</p>
31	<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. 22/03580/FUL Former Welton Bibby And Baron Factory Station Road Welton Midsomer Norton Bath And North East Somerset Application for 'enabling works' in preparation for the Policy SSV4 site redevelopment including demolition, groundworks, flood mitigation and formation of 2m footpath along Station Road frontage.</p> <p><b>Support:</b> It is a decade since this large and important brownfield site in the middle of Midsomer Norton became empty and derelict. The Town Council is thoroughly in favour of its development for the benefit of the community.</p>

The previous application 16/02607/OUT was granted on appeal in 2018. The appeal lasted only a day and a half of its scheduled four days because the Planning Authority and the Applicant reached an agreement – an agreement which would have been more cheaply and expeditiously reached outside the Appeal setting.

However, the very large site has in fact remained a derelict and negative presence in the town since the 2018 appeal as well as before. Meanwhile easy-to-develop green field sites on the edge of Midsomer Norton have come forward, several of them in Mendip. They are further from the town centre and without this site's easy access to the transport infrastructure, such as it is.

The planning process has therefore not served the people of Midsomer Norton well. The Town Council is concerned that it should do better this time.

The non-designated heritage asset of the derelict brewery buildings is an oppressive presence in Station Road, preventing the building of a pavement for pedestrians and making a sense of enclosure which is not necessarily attractive to the residents or passers-by. In an ideal world the Town Council would favour its retention and re-use as a heritage building, but its position is to the detriment of the community. The proposed re-use of some of its materials as a memorial and indication of its presence is in the opinion of the Town Council a reasonable compromise, and the space and air and pedestrian/cyclist amenity along Station Road is to be resoundingly welcomed.

- b. 22/03488/FUL Silver Street Nature Reserve Silver Street Midsomer Norton Bath And North East Somerset Installation of two railway sidings on ballast base connected to the existing running line which is adjacent to the proposed sidings. Sidings to be used for the safe storage of historic railway vehicles.

**SUPPORT as this is a thriving local attraction.**

- c. 22/04108/FUL Belle Vue Cottage 17A Green Tree Road Welton Midsomer Norton Radstock Bath And North East Somerset BA3 2UU Loft Conversion with rear flat roof dormer.

**NO COMMENT.**

- d. 22/03787/AR Argos 32 High Street Midsomer Norton Radstock Bath And North East Somerset BA3 2DW Display of 1no. internally-illuminated Flexface Sign, 1no. internally-illuminated 2-off Flexface Sign, 2no. window vinyls, 1no. non-illuminated directional sign and frosted manifestations.

**NO COMMENT.**

32	<p><b><u>Environment</u></b></p> <p>a. 22/04465/TCA 30 Millards Hill Welton Midsomer Norton Radstock Bath And North East Somerset BA3 2BW Black Pine T1 - fell. Italian Cypress T2 - fell. Norway Spruce T3 - fell.</p> <p><b>NO COMMENT.</b></p>
33	<p><b><u>Planning Decisions</u></b></p> <p>Resolved: That the schedule of recent decisions made by the Local Planning Authority be noted.</p>
35	<p><b><u>Neighbourhood Plan</u></b></p> <p>Members received a verbal update from Councillor Michael Evans.</p> <p><b>Resolved:</b></p> <ul style="list-style-type: none"> <li>• Councillor Brian Lawrence to make the changes suggested by B&amp;NES at the last meeting.</li> <li>• Comment on the 2023 Boundary Review to be delegated to an ad-hoc group consisting of the members from the planning committee to formulate a response to submit.</li> </ul>

**Meeting closed at 7.32pm**

Signed: .....*J Mackay*.....(Chair)

Dated: .....*23.11.22*.....

