

Planning Committee Meeting

Midsomer Norton Town Council

Agenda - 17 June 2024

Midsomer Norton Town Council - Planning Committee Meeting 17th June 2024

Summons

1 Election of the Chair for the Planning Committee

2 Welcome

3 Present

4 Apologies for Absence

5 Public Question Time

6 Declarations of Interest

7 Confirmation of Previous Minutes

8 Planning Applications

9 Date of Next Meeting

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1 - Election of the Chair for the Planning Committee

- Proposal to elect the Chair of the Planning Committee for 2024-2025

For Decision

2 - Welcome

3

3 - Present

4 - Apologies for Absence

5 - Public Question Time

This section (at the Chair's discretion may last up to 20 minutes) is not part of the formal meeting of the Council and minutes will not be produced.

6 - Declarations of Interest

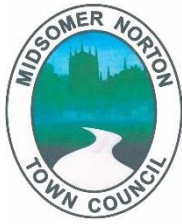
- Members to declare any interests which are not currently entered in the member's register of interests or he/she has not notified the Monitoring Officer of it.
- To receive written requests for dispensation for disclosable pecuniary interest
- To grant any request for dispensation as appropriate.

7 - Confirmation of Previous Minutes

To confirm the minutes of the Planning Committee Meeting held on 18th March 2024

Attachments

[Minutes Planning Committee Meeting 18th March 2024.docx](#)



Midsomer Norton Town Council

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

Phone: 01761 418701 Email: townclerk@msn-tc.gov.uk

Mayor: Councillor Gordon Mackay Town Clerk: Katie Mason

1 - Present

Cllrs Lynda Robertson, Gordon MacKay, Shaun Hughes (Chair), Deborah Thatcher and Tim Wells.

Also in attendance Katie Mason (Town Clerk) and Kate Egan (Deputy Clerk)

2 - Public Question Time

This section (at the Chair's discretion may last up to 20 minutes) is not part of the formal meeting of the Council and minutes will not be produced.

There were no members of the public or press in attendance.

3 - Apologies for Absence

There were no apologies for absence, all Councillors on the Planning Committee were in attendance.

4 - Declarations of Interest

1. Members to declare any interests which are not currently entered in the member's register of interests or he/she has not notified the Monitoring Officer of it.
2. To receive written requests for dispensation for disclosable pecuniary interest
3. To grant any request for dispensation as appropriate.

Decision: There were no declarations of interest or any requests for dispensations.

5 - Confirmation of Previous Minutes

To confirm the Minutes of the Planning Committee Meeting held on Monday 15th January 2024.

Decision: The Committee RESOLVED that the minutes of the Planning Committee held on 15th January be accepted as a true record, they were signed and dated by the Chair of the Committee.

6 - Planning Applications

If other planning applications are received between the date of this notice and the date of the meeting they may be considered.

- **24/00181/FUL** Erection of double garage with mezzanine office. 7 Hillside View, Welton, Midsomer Norton. **Recommendation** Under Delegated powers the Planning Committee recommended Approval.
- **24/00301/TRO T1** - Ash Crown reduction of 4-5m, remove lower limb to 5m. 37 Long Barnaby, Welton, Midsomer Norton **Recommendation** Under delegated powers the Planning Committee recommended the decision be left to the Planning Officer.
- **24/00365/FUL** Erection of single storey side and rear extension. 16 Priors Close, Midsomer Norton. **Recommendation** Under delegated powers the Planning Committee recommended the decision be left to the Planning Officer.
- **24/00115/FUL** Construction of 18 hole Adventure Golf Course together with associated soft landscaping, tree planting, demolition of disused toilet building and new 3 metre high security fence. Play Area, Gullock Tynning, Midsomer Norton. **Recommendation** Under delegated powers the request was to discuss the application at a meeting, the recommendation was made at a Full Council Meeting on the 4th March 2024.
- **24/00467/FUL** Erection of single-storey rear extension and associated works. 39 Park Way, Midsomer Norton **Recommendation** Under delegated powers the Planning Committee was split regarding the decision between recommending approval and leaving the decision to the Planning Officer.
- **24/00428/HPD** Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 6.00 metres 2) have a maximum height of 3.75 metres and 3) have eaves that are 2.8 metres high. 16 Priors Close, Midsomer Norton. **Recommendation** Under delegated powers the Planning Committee recommended the decision be left to the Planning Officer
- **24/00687/FUL** Provision of new dormer to existing home office in roof space over detached garage. Grove Bungalow, Welton Grove, Welton.
- **24/00662/FUL** Demolition of no. 26 and 28 Orchard Vale and development of 60 new homes with open space, landscaping and all associated infrastructure (Cross Boundary Application with Somerset).26-28 Orchard Vale, Midsomer Norton
- **24/00809/HPD** Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.30 metres, 2) have a maximum height of 3.48 metres and 3) have eaves that are 2.48 metres high. 8 Charlton Park, Midsomer Norton

Decision:

24/00687/FUL Provision of new dormer to existing home office in roof space over detached garage. Grove Bungalow, Welton Grove, Welton. **RECOMMENDATION** The Planning Committee recommended approval.

24/0062/FUL Demolition of no.26 and 28 Orchard Vale and development of 60 new homes with open space, landscaping and all associated infrastructure (Cross Boundary Application with Somerset). 26-28 Orchard Vale, Midsomer Norton.

RECOMMENDATION The Planning Committee recommended refusal with a lengthy statement to encompass the divergent views of the town council's planning committee to be agreed and sent to BANES

24/00809/HPD Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.30 metres, 2) have a maximum height of 3.48 metres and 3) have eaves that are 2.48 metres high. 8 Charlton Park, Midsomer Norton. **RECOMMENDATION** The Planning Committee recommended the decision be left to the Planning Officer.

7 - Planning Applications - Responses to be noted from BANES

- **23/04719/TCA** Ash T4 - Remove tree to alleviate the effects of subsidence to neighbouring property. Rustic House, North Way, Midsomer Norton **Decision** B&NES made No Objection
- **23/04097/LBA** External Alterations for shopfront works to include replacement windows, door and fascia. 11 High Street, Midsomer Norton **Decision** B&NES have given consent.
- **23/04047/FUL** Shopfront works to include replacement door and replacement canopy with signage. Nisi, 125 High Street, Midsomer Norton **Decision** B&NES have permitted the application.
- **23/04096/FUL** External alterations for shopfront works to include replacement window, door and fascia. 11 High Street, Midsomer Norton. **Decision** B&NES have permitted the application.
- **23/04048/AR** Advertisement Consent. Nisi, 125 High Street, Midsomer Norton. **Decision** B&NES have permitted the application.
- **23/04778/CLPU** Creation of a loft conversion (Certificate of Lawful Proposed Use). 47 North Road, Midsomer Norton. **Decision** BANES have stated the proposal is lawful
- **23/03671/AR** Display of 3no. non-illuminated fascia signage and 1no. non-illuminated projecting sign (Retrospective). Empty Premises, 38 High Street, Midsomer Norton, Bath And North East Somerset, BA3 2DL **Decision** B&NES have granted CONSENT is to display the above advertisement(s) in accordance with the application, plans and drawings submitted subject to the condition.
- **23/02751/FUL** Proposal for a single storey extension to create a rear garden room and first floor extension above existing western annex. Beechcroft Residential Home, 75 North Road, Midsomer Norton. **Decision** B&NES have approved the application subject to conditions.
- **23/04256/FUL** Demolition of existing rear extensions and replacement with two storey rear extension. 47 Thicket Mead, Midsomer Norton. **Decision** BANES have approved the application.
- **23/04673/FUL** Extend vehicular access. 38 Chilcompton Road, Midsomer Norton. **Decision** BANES have permitted the development with conditions.

- **24/00467/FUL** Erection of single storey rear extension and associated works. 39 Park Way, Midsomer Norton. **Decision** BANES have stated the development is permitted.
- **24/00428/HPD** 16 Priory Close Midsomer Norton Bath And North East Somerset BA3 2HZ Description of Proposal: Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 5.00 metres, 2) have a maximum height of 3.75 metres and 3) have eaves that are 2.80 metres high. **Decision** BANES have approved the application.
- **23/03892/LBA** Internal alterations to internal finishes and joinery details (relating to 23/01064/LBA). Midsomer Norton Town Council, Town Hall, The Island, Midsomer Norton. **Decision** BANES have granted consent.
- **23/00408/RES** Reserved matters for consideration of appearance, landscaping, layout and scale for 44 dwellings pursuant to planning permission 20/02303/OUT for residential development with associated means of access, open space, landscaping, access road, footways/cycleway and associated infrastructure works. **Decision** BANES have approved the application.
- **23/04409/RES** Formation of access road, footpath and cycle links, open space, landscaping and associated works (Reserved matter application following on from outline application 21/02973/OUT). Parcel 3589 Silver Street, Midsomer Norton. **Decision** BANES have approved the application.
- **23/03656/FUL** Change of use from Class E to restaurant and takeaway (Sui Generis), with associated works to the car park and elevations. Empty Premises, 32 High Street, Midsomer Norton. **Decision** The application has been withdrawn
- **23/03657/AR** Display of 1no. internally-illuminated freestanding sign and 15no. non-illuminated dot signs comprising 3no. accessible bays, 4no letter, 1no. pedestrian crossing, 4no. noise, 1no speed limit 10mph, 1no look both ways and 1no. no left turn. Empty Premises, 32 High Street, Midsomer Norton **Decision** The application has been withdrawn
- **23/03658/AR** Display of 2no internally-illuminated acrylic white Mcdonald's letterset and 2no. internally-illuminated acrylic yellow "golden arch". Empty Premises, 32 High Street, Midsomer Norton **Decision** The application has been withdrawn.

8 - Response to the BANES Local Plan

To agree the wording for Midsomer Norton Town Council's response to the consultation for BANES Local Plan (deadline 8 April)

[The Local Plan | Bath and North East Somerset Council \(bathnes.gov.uk\)](https://www.bathnes.gov.uk)

Decision: Due to time constraints, responses will be compiled from Councillors before a response is submitted.

9 - Response to Mendip's planning consultation

Public consultation on the Mendip Local Plan Part II Limited Update (deadline 12th April)

The consultation report and supporting documents can be found at [Adopted Local Plans \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning/adopted-local-plans)

To Agree the wording for Midsomer Norton Town Council's response to Mendip's planning consultation

Responses can be made online via the Somerset consultation portal at <https://somersetcouncil.citizenspace.com/planning/mendip-local-plan-part-ii-limited-update-reg-18/>

Decision: An informal meeting will be arranged to compose the response from the Town Council.

10 - Review of the Delegation Process

Review of the Delegation Process and how Councillors are finding the new system of receiving forms in relation to each planning application.

Decision: This was deferred to the next meeting but it was also proposed that if a comment was needed then a Planning Committee meeting would be called.

11 - Date of Next Meeting

The next Planning Committee Meeting is to be decided, but will take place no more than 90 days from the date of this meeting.

Meeting closed at 7.08pm

8 - Planning Applications

If other planning applications are received between the date of this notice and the date of the meeting they may be considered.

1. [24/01866/FUL](#) Erection of single storey side extension. 19 Riverside Close, Midsomer Norton
2. [24/01545/OUT](#) Erection of 1no. dwelling house. 1a Silver Street, Midsomer Norton
3. [24/01806/OUT](#) Outline planning application with all matters reserved for the erection of a 2no. bedroom attached dwelling. 71 Paulton Road, Midsomer Norton
4. [24/02010/FUL](#) Erection of single storey side extension. 86 Withies Park, Midsomer Norton
5. [24/01951/OUT](#) Erection of 2 no. detached dwellings and garages on land adjacent to 14 Dymboro Gardens (Renewal of permission 20/01480/OUT). Plot Between Dymboro Villa And 17, Providence Place, Midsomer Norton
6. [24/02105/CDCOU](#) Prior approval request for the change of use of the existing building to create 6 new apartments, consisting of 4no. 1 bed, 2 person dwellings, 1no. 2 bed, 4 person dwelling and 1no 3 bed, 6 person dwelling. Northavon House, Pows Orchard, Midsomer Norton.
7. [24/02129/FUL](#) Convert part of garage space into home-working office and formation of additional curtilage parking space. 53 Hallam Close, Midsomer Norton.

9 - Date of Next Meeting

The next Planning Committee Meeting will be held on Monday 15th July commencing at 6pm.