

Planning Committee Meeting

Midsomer Norton Town Council

Midsomer Norton Town Council

Agenda - 16 September 2024

Midsomer Norton Town Council - Planning Committee Meeting 16th September

Summons

Welcome

1 Apologies for Absence

2 Public Question Time

3 Declarations of Interest

4 Confirmation of Previous Minutes

5 Policies

6 Planning Applications

7 Date of Next Meeting

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1 - Apologies for Absence

| For Information

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.

3 - 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.

| For Decision

4 - Confirmation of Previous Minutes

To consider the proposal to confirm the minutes of the Planning Committee Meeting held on 17th June 2024

For Decision

Attachments

[Minutes Planning Committee Meeting 17th June 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 Martyn Plant Locum Town Clerk: Lee Jakeman

1 - Election of the Chair for the Planning Committee

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

Decision: The Committee RESOLVED to appoint Cllr Shaun Hughes as Chair of the Planning Committee for 2024-2025. This was proposed by Cllr Lynda Robertson and seconded by Cllr Cheryl Scott.

2 - Welcome

Cllr Shaun Hughes as Chair of the Planning Committee welcomed everyone to the meeting.

3 - Present

Cllrs Lynda Robertson, Shaun Hughes, Cheryl Scott, Tim Wells

4 - Apologies for Absence

There were no 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.

There was one member of the public in attendance.

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.

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

7 - Confirmation of Previous Minutes

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

Decision: The Committee RESOLVED to accept the minutes of the Planning Committee Meeting held on 18th March 2024 as a true record, these were signed and dated by the Chair.

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.

Decision:

24/01866/FUL Erection of single storey side extension. 19 Riverside Close, Midsomer Norton. Midsomer Norton had no objection

24/01545/OUT Erection of 1no. dwelling house. 1a Silver Street, Midsomer Norton. Midsomer Norton had no objection.

24/01806/OUT Outline planning application with all matters reserved for the erection of a 2no. bedroom attached dwelling. 71 Paulton Road, Midsomer Norton. Midsomer Norton Town Council had no objection.

24/02010/FUL Erection of single storey side extension. 86 Withies Park, Midsomer Norton. Midsomer Norton Town Council had no objection.

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. Midsomer Norton Town Council had concerns regarding the potential development of the site, loss of amenity to neighbours and the potential impact on increased flood risk. Presentation to the public realm is of concern as the front of the properties are obscured by an existing store.

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, Powys Orchard, Midsomer Norton. Midsomer Norton Town Council had no objection.

24/02129/FUL Convert part of garage space into home-working office and formation of additional curtilage parking space. 53 Hallam Close, Midsomer Norton. Midsomer Norton Town Council had no objection.

9 - Date of Next Meeting

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

Meeting closed 6.54pm

5 - Policies

To review the amended Terms of Reference before presenting them to Full Council for adoption and approval

| For Decision

Attachments

[2024 09 02 - TC Report 13 - Income and Expenditure Report.pdf](#)

**MIDSOMER NORTON TOWN COUNCIL
PLANNING COMMITTEE MEETING
16th September 2024**

LJ/2024/Staffing

9th September 2024

REPORT TO MIDSOMER NORTON TOWN COUNCIL

AGENDA ITEM 6 – APPRAISAL POLICY

AIM

1. To receive and consider a draft revised Terms of Reference for the Planning Committee.

BACKGROUND

2. The Town Council approved the Terms of Reference (TORs) for the Planning Committee at its Annual Meeting on 13th May 2024.
3. The Current TORs set Planning Committee Meetings at 2 monthly intervals. However, responses are normally required within 21 days of receipt of the application.
4. Meeting monthly would generally allow the Council to respond in time.
5. A process should be considered that can be in place to delegate to officers to provide a response where the deadline for responses cannot be met through the normal process of calling a meeting.

DISCUSSION/ COMMENT

6. A draft revised policy is attached for consideration. It has been produced using 'track changes' in MS Word for members to consider.
7. Meeting monthly will incur more officer time (production of agendas and attending meetings) than the current system of meeting every 3-months.
8. While meeting monthly will allow most applications to be considered at a meeting there can still be occasions where the deadline to respond might not be achievable through a normal scheduled meeting.
9. Any changes to the Terms of Reference will need to be approved by Full Council.

RECOMMENDATION(s)

10. It is recommended that:

The Draft Planning Committee Terms of Reference (distributed with the agenda or as amended by the Planning Committee) be forwarded to the Full Town Council with a recommendation that they be approved



Lee Jakeman
Locum Clerk

DRAFT

Midsomer Norton Town Council

Planning Committee - Terms of Reference

- a) **Purpose of the Committee** - To respond to the unitary authority on all submitted planning applications, land use, and highways pertaining to the Parish of Midsomer Norton.
- b) **Membership** – the Committee shall comprise 5 Members and the Chair and Vice Chair of Council ~~are ex officio. A quorum is 3.~~ **The quorum of the Committee shall be three members.**
- c) **Frequency of Committee Meetings** – Meetings are held ~~monthly on the third Monday of each month unless following consultation with the Chair no meeting is required.. three monthly unless a request to consider a planning application has been made by a member of the committee.~~ **monthly on the third Monday of each month unless following consultation with the Chair no meeting is required.. three monthly unless a request to consider a planning application has been made by a member of the committee.** Planning applications are forwarded upon receipt to committee members.
- d) **Topics Objectives**–

To fully evaluate each planning application based upon: -

- To respond to the unitary authority on all submitted planning applications and to raise objections and make comments where necessary.
 - To consider the Unitary Authorities proposals for the Local Plan and to consult the electorate and make representations as necessary.
 - To select from its membership an appropriate person or persons to represent the Council at site meetings and public enquiries to represent the Council's previously agreed views.
 - Ensuring all Committee members receive appropriate training on planning issues.
- e) **Decision Making (delegated powers)** - ~~To respond to all matters relating to land use, planning, and highways.~~ **The Town Clerk shall have delegated powers to respond on behalf of the Council to planning applications when: an urgent decision is required and a meeting of the planning committee cannot be convened in time, or where there are insufficient members to form a quorum to hold a meeting. The Town Clerk should seek the views of all members of the planning committee and form a majority view and prepare a submission for consideration by the Chair (or in their absence, the Deputy Chair) of the Planning Committee, once approved by the Chair (or Deputy) the response can be submitted to the Local Planning Authority. Where no responses are received from members of the Planning Committee, the Town Clerk may respond to an application but in a manner that is consistent with recent/previous decisions of the Planning Committee.**

Adopted: ~~13th May~~ 2024

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.

1. **24/02603/FUL** Erection of single storey rear extension and side extension. Roslyn, Chilcompton Road, Midsomer Norton.
RECOMMENDATION - Insufficient responses from the Councillors to form a corporate view.
2. **24/02295/FUL** - Change of use from shop (use Class A1) to Laundrette (Use Class Sui Generis). Cottles Candies, 3 Chesterfield House, High Street, Midsomer Norton. **RECOMMENDATION** - Midsomer Norton Town Council considered this application under delegated authority. There were some concerns about the loss of retail and the effect on the street scene in the centre of the High Street. The recommendation was to leave the decision to the Planning Officer.
3. **22/02932/FUL** Demolition of no's 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure (Cross boundary application with Somerset). Following the decision to refuse the application an application for an appeal has been requested.
4. **22/03287/FUL** Erection of 2no 3 bedroom dwellings and 1no 1 bedroom coach house, to follow demolition of existing derelict industrial unit. Land West side of Primrose Lane, Primrose Lane, Midsomer Norton. **RECOMMENDATION** Midsomer Norton Town Council considered this application under delegated authority and recommended approval as it was a good use of the space.
5. Beauchamp Avenue & Surrounding Estate Roads - Proposal for a 20 MPH Speed limit. **RECOMMENDATION** Due to the short timescale the consultation was emailed out to Councillors and the responses collated, four Councillors responded all in support of the scheme.
6. **24/02943/FUL** Erection of two storey side extension and single storey rear extensions following demolition of conservatory and

garage. 5 Dymboro Gardens, Midsomer Norton.

RECOMMENDATION Midsomer Norton Town Council recommended approval.

7. **24/02852/FUL** Erection of two storey side extension and front porch. 128 Hillside Avenue, Midsomer Norton. **RECOMMENDATION** Midsomer Norton recommended approval.
8. **24/03148/FUL** Change of use from C3 dwelling house to C2 (Children's home). 54 Paulton Road, Midsomer Norton
9. **24/03154/FUL** Erection of extension to existing commercial premises to allow for shopfront and internal layout amendments. 98a High Street, Midsomer Norton.
10. **24/02784/FUL** Erection of two storey dwelling. Land between 1 and 3 North Road, Midsomer Norton.
11. **24/03380/TPO** T1-Cherry, fell. Poor specimen. 1 Fern Close, Midsomer Norton

| For Decision

7 - Date of Next Meeting

The next Planning Committee Meeting will be held on Monday 21st October commencing at 6pm.

For Information