



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

Minutes from the Planning Committee Meeting held on Monday 18th November starting at 6pm

Present: Cllrs Wendy Gregory, Shaun Hughes (Chair), Lynda Robertson
and Tim Wells

Also, in attendance Lee Jakeman (Locum Town Clerk) and Kate Egan (Deputy Town Clerk)

1. Welcome

Cllr Shaun Hughes welcomed everyone to the meeting.

2. Apologies for Absence

Cllr Cheryl Scott

3. Public Question Time

There were three members of the public in attendance who spoke about planning application 24/03894/FUL which was discussed under item 7(a)

4. Declarations of Interest

There were no declaration of interests or requests for dispensation as appropriate.

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

(a) **24/03894/FUL** Temporary installation of ground mounted solar photovoltaic (PV) farm with battery storage along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements, and associated works. Parcel 2882, Water Lane, Paulton.

Cllr Shaun Hughes declared he was a B&NES Councillor and sat on the planning committee so was unable to give any view or opinions on the application.

RESOLVED to object the application on the following grounds

1. Temporary Nature of the Lease

The 45-year lease was considered temporary, raising questions about the long-term viability of the project. The committee expressed doubts about whether the proposed technology might become obsolete before the lease concludes. Additionally, there were concerns about the site's return to agricultural use upon lease termination.

2. Insufficient Detail and Impact Assessment

The application lacked sufficient detail, particularly regarding the impact assessment. The visual impact was difficult to gauge due to the reliance on text-only reports, which failed to provide a clear depiction of the proposed development. Noise concerns, coupled with the size and presence of a 4-meter-high acoustic barrier, further added to the uncertainty about the proposal's impact.

3. Conflict with Local Plans

The proposed site is not included in the B&NES (Bath and North East Somerset) local plan. This inconsistency raised questions about the appropriateness of the site for the development.

4. Impact on Neighbouring Properties and Sensitive Locations

The application did not adequately address the potential impact on nearby properties, a local hospital, or the surrounding area. Uncertainty about the effects of solar farms in these contexts remains unresolved.

5. Battery Storage Risks

While the use of battery storage for energy was recognised as logical, the committee was concerned about safety risks, particularly the potential for battery storage fires and their uncontrollability.

6. Incomplete Context and Technical Details

The application lacked essential details, making it difficult for the committee to fully assess the proposal. Key omissions included:

The impact of construction activities.

Detailed specifications for pylons and the location of the substation.

Comprehensive site drawings: sectional illustrations made it difficult to envision the completed project.

In conclusion, the Planning Committee determined that the application did not provide sufficient information to make an informed decision. The lack of clarity, comprehensive detail, and unresolved concerns about the impacts and risks of the proposal led to the recommendation for refusal.

5. To confirm the Minutes of the Planning Committee Meeting held on 21st October 2024, previously circulated.

The Committee RESOLVED to accept the minutes of the Planning Committee Meeting held on 21st October 2024 as a true record, these were signed and dated by the Chair of the Committee.

6. Planning Applications

(a) **24/03920/FUL** Erection of front and side dormer, fenestration changes and internal works. Grove Bungalow, Welton Grove, Welton, Midsomer Norton.

RESOLVED to provide comment on the application. The Committee were generally in supportive of the application but would like the officers to consider the residents' concerns about the loss of amenity.

(b) **24/03974/FUL** Erection of a new classroom in the rear garden of the Hidden Garden Day Nursery. Hidden Garden Day Nursery, Pows Orchard, Midsomer Norton.

RESOLVED to Comment on the application. The Committee were supportive but would like the applicants to consider a travel plan for the dropping off and collection of children.

(c) **24/04154/COND** Discharge of conditions 11 (Arboriculture Compliance) and 12 (Implementation of Wildlife Scheme) of application 21/04245/FUL (Erection of a 66-bedroom care home with associated access, parking and landscaping). Parcel 3700 Silver Street, Midsomer Norton. **Members noted the subject.**

(d) **24/04193/D6A** Discharge of Provision 5 and 6 under Schedule 4. Targeted Recruitment and Training Methods Statement of the S106 Agreement dated 10th June 2021 of application 20/02303/OUT (Outline Planning Permission for proposed residential development (C3) with associated words (Outline application with all matters except access reserved). Parcel 3700, Silver Street, Midsomer Norton. **Members noted the subject.**

7. Planning Applications – Notification of Decisions

24/03445/FUL Removal of ATM from existing sash window and reinstatement of window due to damage, replacement of existing front door. Lloyds Bank TSB Bank Plc, 2 Silver Street, Midsomer Norton. **Decision** The development is permitted in accordance with the application.

8. Date of Next Meeting – The Next Planning Committee meeting will be held on Monday 16th December commencing at 6.00pm in the Council Chambers, The Hollies, Midsomer Norton.

Meeting closed 6.57pm

DRAFT