



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: Cllr Martyn Plant **Locum Town Clerk:** Lee Jakeman

Date: 9th December 2024

To: All Members of Midsomer Norton Town Council Planning Committee

Dear Councillor,

You are summoned to a Meeting of the Town Council Planning Committee, on Monday 16th December at 6.00pm in The Hollies, High Street, Midsomer Norton. The meeting will consider the items set out below.

Agenda and papers are available online at: msn-tc.gov.uk.

Please inform the Town Clerk if you are unable to attend.

Lee Jakeman
Locum Town Clerk

Membership: Councillors: C Scott; W Gregory; S Hughes (Chair); L Robertson; T Wells.

PLANNING COMMITTEE AGENDA – MONDAY 16TH December 2024

1 **Apologies for Absence**

To receive apologies for absence and approve the reasons given (LGA 1972 S.85(1))

2 **Public Session**

In accordance with Standing Orders 3(c-e) members of the public may make representations, answer questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The period of time designated for public participation at a meeting shall not exceed 20 minutes unless directed by the Chair of the meeting. A member of the public shall not speak for more than 3 minutes.

3 **Declarations of Interest**

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Midsomer Norton Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with the Localism Act 2011 s33 (b-e) (NB this does not preclude any later declarations).

4 **Minutes**

To approve and sign as a correct record the minutes of the previous Planning Committee held on 18th November 2024 (LGA 1972 sch 12, para 41 (1))

5 **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) **24/03714/FUL** Installation of lorry wheel cleaning facility to wash down vehicles prior to leaving site. Old Coal Yard, Radstock Road, Midsomer Norton.
- (b) **24/04335/TPO** Oak (T1) – Crown lift by 3-4m and remove deadwood to lift canopy above building and allow improved light into garden. 10 Vivien Avenue, Midsomer Norton
- (c) **24/04346/ELEC** Installation of new pole to replace the existing BT pole and transfer the services to the new pole. Street Record, Park Way, Midsomer Norton. **To Note** – this is for information only.
- (d) **24/04327/FUL** External applications to existing building including new cladding, windows and doors. Northavon House, Pows Orchard, Midsomer Norton
- (e) **24/04277/AR** Display of illuminated and non-illuminated signs to the exterior of the building. White Hart, 7 The Island, Midsomer Norton.
- (f) **24/04278/LBA** External alterations for the display of illuminated and non-illuminated lights to the exterior of the building. White Hart, 7 The Island, Midsomer Norton
- (g) **24/04412/FUL** Erection of double garage with living space to the rear and roof area following demolition of existing single garage and site clearance. 69 North Road, Midsomer Norton.

6 Planning Applications – Decisions

- (a) **24/02914/COND** Discharge of conditions 5,6,8, 13 and 14 of application 24/03457/VAR (Outline application for the erection of 9 dwellings with all matters reserved excess access (21/01656/OUT)). **Decision** B&NES have granted approval for discharge of all conditions.
- (b) **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. **Decision** The information submitted for both conditions was acceptable and the condition can be Discharged.
- (c) **24/03154/FUL** Erection of extension to existing commercial premises to allow for shopfront and internal layout amendments. 98A High Street, Midsomer Norton. **Decision** It is considered that the application complies with the relevant planning policies and is therefore recommended for permission.
- (d) **2022/0614/OUT** Application for outline planning permission for erection of up to 180 dwellings with all matters reserved except for access. Land South of Fossefield Road, Fosse Way, Midsomer Norton. **Decision** J Proyer of Persimmon Homes have appealed against Somerset Council's refusal of planning permission. The secretary of State has decided that the appeal should be examined at a Public Inquiry on 4th February. If you wish to make comments, please quote the appeal number APP/E3335/W/24/3352740 and send them to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN by 3rd December 2024.
- (e) **24/03743/FUL** Erection of a first-floor extension over the existing single storey extension. 19 Gladstone Street, Welton, Midsomer Norton. **Decision** B&NES have granted permission.
- (f) **24/03920/FUL** Erection of front and side dormer, fenestration changes and internal works. Grove Bungalow, Welton Grove, Welton. **Decision** B&NES have permitted the application.
- (g) **22/02932/FUL / Appeal Number APP/F0114/W/24/3342994** Demolition of Nos 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure (Cross Boundary application with Somerset). 26-28, Orchard Vale, Midsomer Norton. **Decision** The appeal was allowed, and planning permission is granted for the demolition of 26 and 28 Orchard Vale and development of 54 new homes.

7 Naming of new development off Silver Street

To review the attached report and consider the preferred name for the site off Silver Street opposite Sentinel Way.

8 Date of Next Meeting

The next Planning Committee Meeting will be held on Monday 20th January 2025 commencing at 6.00pm in the Council Chambers, The Hollies, Midsomer Norton.



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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

Item 7

Town Council Report

Subject: Naming of New Development Off Silver Street

Prepared by: Kate Egan – Deputy Town Clerk

Date: 22nd November 2024

Purpose

To provide an update and seek Council input on the naming of the new residential development located off Silver Street. Bath & North East Somerset (B&NES) Council has provided a list of potential names and invited further suggestions for consideration.

Background

B&NES is finalizing plans for a new development off Silver Street and has requested the Town Council's input on naming the site. The selected name should reflect the character, history, or natural features of the area.

Proposed Names from B&NES

B&NES has suggested the following names for consideration:

- **Coalfield Close / Pitfield Close** – as the town is famous for the best-preserved coal mining town in England.
- **Grange View Close** – The Grange the old village rectory which overlooks the development.
- **Missomerys Close** – the old English word for 'Midsomer'.

Additional Suggestions for Consideration

At the Planning Meeting on 14th June 2021 a request was sent out on social media asking for suggestions for road names, which are listed below -

- Walt Way
- Merrick Batch
- Gather Road / Street / Close
- Title Barn Road
- Mardon Mews
- Signal Street
- Keevil Drive
- Langford Road

There were some suggestions for people but the families might need to be contacted to obtain permission.

Next Steps

It is recommended that the Council:

1. Review the names provided by B&NES alongside the additional suggestions.
2. Discuss potential criteria for selecting a name, such as historical significance, alignment with the town's identity, or community appeal.
3. Submit a shortlist of preferred names (three) to B&NES for their final decision.

Conclusion

The naming of the new development is an opportunity to celebrate the character and history of the area while creating a lasting identity for the community. Council input is critical to ensure an appropriate and meaningful selection.