



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: 13th January 2025

To: All Members of Midsomer Norton Town Council Planning Committee

Dear Councillor,

You are summoned to a **Meeting of the Planning Committee**, on **Monday 20th January 2025 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: www.msn-tc.gov.uk.

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

A handwritten signature in blue ink, which appears to read "Lee Jakeman".

Lee Jakeman
Locum Town Clerk

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

PLANNING COMMITTEE AGENDA – Monday 20th January 2025

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 meeting held on 16th December 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) [24/04644/FUL](#) Erection of new garage with office/storage on first floor. Blake House, 33 Northmead Road, Midsomer Norton.
- (b) [24/04668/FUL](#) Erection of single storey rear and side extension. 11 St Thomas Road, Welton, Midsomer Norton.
- (c) [24/04744/FUL](#) Erection of a two-storey side extension and associated works. 15 Millfield, Midsomer Norton.
- (d) [24/04108/FUL](#) Erection of detached dwelling. 14 Greenhill Road, Welton, Midsomer Norton.

6 Planning Applications – Responses to be noted from B&NES

- (a) **24/03883/FUL** Installation of 2no aluminium louvres on ground floor north elevation following removal of existing panes of glass. Midsomer Norton Telephone Exchange, Silver Street, Midsomer Norton. **Decision** The development is permitted.
- (b) **24/03714/FUL** Installation of lorry wheel cleaning facility to wash down vehicles prior to leaving site. Old Coal Yard, Radstock Road, Midsomer Norton. **Decision** The development is permitted.

- (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. **Decision** B&NES had no objection to the development.
- (d) **24/03895/COND** Discharge of condition 7 (Wildlife Protection and Enhancement (Pre-commencement)) of application 21/00785/FUL (Erection of 3no. 3 bed dwellings with associated parking. The scheme includes the demolition of the existing storage building on the site). Land Rear of 62 Hight Street, Midsomer Norton **Decision** The discharge of condition 7 was approved.
- (e) **24/03896/COND** Discharge of conditions 2 (Wildlife Protection and Enhancement (Pre-commencement)), 3 (Biodiversity Net Gain Plan (Pre-commencement)) and 4 (Arb Method Statement and Tree Protection Plan (pre-commencement)) of application 24/01162/FUL (Erection of 2no 1 bed dwellings). Land Rear of 62, High Street, Midsomer Norton. **Decision** The matters reserved for all the conditions were approved.
- (f) **24/04335/TPO** Oak (T1) – Crown lift to 3-4m above ground level and remove deadwood. Crown lift canopy above building by 3m (to allow approved light into garden). **Decision** Approval was granted.

7 Date of Next Meeting

The next Planning Committee Meeting will be held on Monday 17th February 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: Cllr Martyn Plant **Locum Town Clerk:** Lee Jakeman

Minutes from the Planning Committee

Date and Time: Monday 16th December 2025

Place: The Council Chambers, The Hollies, Midsomer Norton

Present: Councillors: S Hughes (Chair), W Gregory, L Robertson, and C Scott

Absent: Councillor T Wells

Officers: Lee Jakeman (Locum Town Clerk), Kate Egan (Deputy Town Clerk)

The meeting commenced at 6pm.

1 Apologies for Absence

Apologies were received from Cllr T Wells.

2 Public Session

There being no members of the public present wishing to speak on matters on the agenda, the meeting moved to the next agenda item.

3 Declarations of Interest

There were no Declarations of Interest Received.

4 Minutes

RESOLVED that the minutes of the previous Planning Committee meeting held on 18th November 2024 were a true record of the meeting.

The Chair subsequently signed the minutes.

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.

RESOLVED The Planning Committee recommended the decision is left to the Planning Officer. There were concerns about what would happen to the ground water drainage and the residual left in the water tank during a heavy rain fall. Additional concerns were about the waste and how this would be disposed. There was a lack of information and lack of clarity regarding the water storage, disposal and provision during a heavy rainfall and the proximity of the river so would there be environmental issues arising. In conclusion Midsomer Norton Planning Committee recommended the decision is left to the Planning Officer but consider the comments raised.

(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

RESOLVED The Planning Committee had no objections and recommended approval.

(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. **Members noted the subject.**

(d) 24/04327/FUL External applications to existing building including new cladding, windows and doors. Northavon House, Pows Orchard, Midsomer Norton

RESOLVED to recommend approval as there were no significant changes.

(e) 24/04277/AR Display of illuminated and non-illuminated signs to the exterior of the building. White Hart, 7 The Island, Midsomer Norton.

RESOLVED to recommend approval as the signs would be in keeping with the Market Square.

(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

RESOLVED to recommend approval as the signs would be in keeping with the Market Square.

(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.

RESOLVED to leave the decision to the Planning Officer but that they were mindful of the comments and hoped the drawings had been adjusted following the pre-application and these had been addressed.

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.

RESOLVED The Committee will submit Coalfield Close as the preferred name.

8 Date of Next Meeting

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

Meeting closed 6.47pm