



# Midsomer Norton Town Council

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

**Phone:** 01761 418701 **Email:** [townclerk@msn-tc.gov.uk](mailto:townclerk@msn-tc.gov.uk)

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

**Date:** 11<sup>th</sup> February 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 17<sup>th</sup> February 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: [msn-tc.gov.uk](http://msn-tc.gov.uk).

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

A handwritten signature in blue ink that reads "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 17<sup>th</sup> February 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 20<sup>th</sup> January 2025 (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) [25/00159/HPD](#) Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.40 metres, 2) have a maximum height of 3.40 metres and 3) have eaves that are 2.70 metres high. 14 Riverside Walk, Midsomer Norton.
- (b) [25/00117/FUL](#) Erection of a single-storey front and side extension. 11 Priory Close, Midsomer Norton.
- (c) [25/00057/COND](#) Discharge of condition 6 (Arboriculture Compliance Statement) of application 24/02957/VAR (Variation of condition 17 (Plans List) of application 23/01938/RES (Appearance, Landscaping, Layout and Scale for the erection of 1 no. dwelling house, following the approval of a variation of condition application (reference 22/03253/VAR) to vary condition 4 of outline planning consent 21/04069/OUT)). This is for **notification** only.
- (d) [24/04410/CLPU](#) Installation of new hard surfaced footpaths, improvements to existing footpaths, replacement and alternation of alignment of existing play area fencing,

installation of new play equipment, removal of existing kissing gates, installation of new chicane barrier incorporating interpretive artwork, installation of reinforced grass surface for maintenance access, formation of a boules court, installation of seats, picnic benches, litter bin and interpretation signage together with landscape works including low (up to 300mm high) soil mounds, seeding and planting. Staddlestones Riverside Park, Riverside Gardens, Midsomer Norton. This is for **notification** only.

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

- (a) **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. **Decision** The application was withdrawn.
- (b) **24/04327/FUL** External alterations to existing building including new cladding, windows and doors. Northavon House, Pows Orchard, Midsomer Norton. **Decision** B&NES have permitted the application.
- (c) **25/00261/NMA** Non-Material Amendment to application 24/00115/FUL (Construction of 18hole Adventure Golf course, together with associated soft landscaping, tree planting, demolition of disused toilet building and new 3-metre-high security perimeter fence. Play Area, Gullock Tynning, Midsomer Norton, Bath and Northeast Somerset. **Decision** The non-material amendment is approved.
- (d) **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. **Decision** Decision issued.
- (e) **24/04744/FUL** Erection of a two-storey side extension and associated works. 15 Millfield Midsomer Norton. **Decision** Application permitted.
- (f) **24/04644/FUL** Erection of new garage with office / storage on first floor. Blake House, 33 Northmead Road, Midsomer Norton. **Decision** Application permitted.
- (g) **24/04668/FUL** Erection of single storey rear and side extension. 11 St Thomas Road, Welton, Midsomer Norton. **Decision** Application permitted.

## **7 Proposed Works to Trees**

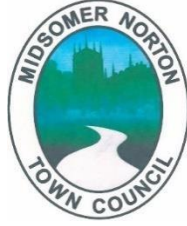
- (a) **25/00276/TPO** Tree Works subject to TPO. Norway Maple T1 - crown reduction by up to 2m. Rocquaine, The Timbers, Midsomer Norton.

## **8 Local Plan Reset Document and Call for Sites and Consultation on the Draft Coliving Position Statement for Bath and Northeast Somerset.**

To receive correspondence regarding the local plan reset, call for sites, (the deadline for responses is 24<sup>th</sup> March 2025) and consultation on draft co-living position statements, (the deadline for responses is 4<sup>th</sup> March 2025) and to consider providing a response.

## **9 Date of Next Meeting**

The next Planning Committee Meeting will be held on Monday 17<sup>th</sup> March 2025 commencing at 6.00pm in the Council Chambers, The Hollies, Midsomer Norton.



# Midsomer Norton Town Council

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**Phone:** 01761 418701 **Email:** [townclerk@msn-tc.gov.uk](mailto:townclerk@msn-tc.gov.uk)

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

## **Minutes from the Planning Committee**

**Date and Time:** Monday 20<sup>th</sup> January 2025

**Place:** The Council Chambers, The Hollies, Midsomer Norton

**Present:** Councillors: W Gregory, S Hughes (Chair) and T Wells

**Absent:** Councillors: C Scott, L Robertson

**Officers:** Lee Jakeman (Locum Town Clerk),

**Also Present:** Nil

The meeting commenced at 18:00 hours.

### **1 Apologies for Absence**

Apologies were received from Councillors:

- C Scott

### **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 or requests for dispensation as appropriate.

#### 4 Minutes

**RESOLVED** that the minutes of the previous Planning Committee meeting held on 16<sup>th</sup> December 2024 were a correct 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) [24/04644/FUL](#) Erection of new garage with office/storage on first floor. Blake House, 33 Northmead Road, Midsomer Norton.

**RESOLVED** to Support the application.

- (b) [24/04668/FUL](#) Erection of single storey rear and side extension. 11 St Thomas Road, Welton, Midsomer Norton.

**RESOLVED** to Support the application.

- (c) [24/04744/FUL](#) Erection of a two-storey side extension and associated works. 15 Millfield, Midsomer Norton.

**RESOLVED** to Support the application.

- (d) [24/04108/FUL](#) Erection of detached dwelling. 14 Greenhill Road, Welton, Midsomer Norton.

**RESOLVED** to Support the application.

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

Members **RESOLVED** to note the following responses received 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

**RESOLVED** to note the date of the next Planning Committee Meeting will be held on Monday 17<sup>th</sup> February 2025 commencing at 6.00pm in the Council Chambers, The Hollies, Midsomer Norton.

The meeting closed at 18:20

**AGENDA ITEM 8 – EXTRACT OF CORRESPONDENCE – LOCAL PLAN RESET**

**From:** Planning Policy <Planning\_Policy@bathnes.gov.uk>

**Sent:** 06 February 2025 2:21 PM

**Subject:** Updates: Local Plan Reset and Co-living Position Statement Consultations

Dear Clerk

Rending the email below due to a delivery failure notification from Outlook.  
Apologies if you are receiving this twice.

Many thanks

George

George Blanchard  
Senior Planning Officer - Planning Policy  
Bath and North East Somerset Council  
Tel. 01225 477684  
Email: [george\\_blanchard@bathnes.gov.uk](mailto:george_blanchard@bathnes.gov.uk)

**From:** Planning Policy

**Sent:** 04 February 2025 17:20

**Subject:** Updates: Local Plan Reset and Co-living Position Statement Consultations

Dear Consultees,

We are writing to inform you about two documents being launched from the 4th of February.

**1. Local Plan Reset Document and Call for Sites**

As a result of changes to national policy and the government's proposed revised housing figure aimed at tackling the country's acute housing crisis and stimulating economic growth, we are resetting our Local Plan. [This document](#) updates you on why we need to reset the Local Plan, what it means, and outlines some broad approaches to accommodating new housing, employment development, and supporting infrastructure across the District. This document also marks the re-launch of conversations and working with key stakeholders, particularly those representing local communities.

<https://www.bathnes.gov.uk/local-plan-reset-feb-2025>

Alongside publishing this update document, we are running another [call for sites](#) to hear your suggestions as to potential sites we should consider for development for housing and economic uses. **The call for sites consultation closes 24<sup>th</sup> March 2025.**



## 2. Consultation on Draft Co-living Position Statement

We are holding a 4-week consultation on our [Draft Co-living Position Statement](#). The Draft Co-Living Position Statement is not linked to the Local Plan reset.

Co-living is a relatively new model of housing with no standard policy definition. The adopted B&NES Local Plan does not currently include a policy relating specifically to co-living schemes, against which to assess development proposals. As such, we are seeking comments on a draft position statement relating to co-living schemes, which sets out the Council's interim position on this type of development. It clarifies the position the Council will take when assessing planning applications for co-living proposals, with regards to the following topics:

- Amenity and Space standards
- Occupancy
- Sustainable construction
- Affordable housing contribution
- Community Infrastructure Levy (CIL) liability

Please respond using the [online webform](#) to provide us with comments on the content of the Draft Co-living Position Statement. Please submit your comments by **4th March 2025**.

We will review all comments carefully and make any relevant amendments prior to publishing the final position statement in April 2025.

If you have any queries relating to this consultation, please email [planning\\_policy@bathnes.gov.uk](mailto:planning_policy@bathnes.gov.uk).

Kind regards

Richard Daone  
Deputy Head of Planning (Policy)  
Bath & North East Somerset Council [Planning\\_policy@bathnes.gov.uk](mailto:Planning_policy@bathnes.gov.uk)