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To: - Members of the Planning and Highways Committee: P Bancroft, T Bridgeman, L Hardman, J Harle, B Newton, K Paul, and T Price.

You are summoned to attend a meeting of the **Planning and Highways Committee** to be held in the meeting room on **Tuesday 14 May 2024 at 7pm**.

The agenda for the meeting appears below.

**It will be beneficial for members to visit the application sites prior to the meeting and also please allow sufficient time to study the plans before the start of the meeting.**

**THIS MEETING MAY BE FILMED OR RECORDED**

**PUBLIC SESSION**

Prior to the commencement of the meeting, members of the public are invited to question the Council on local issues etc. Questions will be answered by the Chairman of the Committee or the Clerk. These persons will reserve the right to postpone making an answer until the following meeting in order to take advice or undertake research.

During this time, outstanding answers from previous meetings will be delivered.

The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting.

**AGENDA**

1. **APOLOGIES FOR ABSENCE**

To receive and accept apologies for non-attendance.

## 2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest, including Disclosable Pecuniary Interests (DPI) on the agenda under Paulton Parish Council's Code of Conduct (adopted on 30<sup>th</sup> November 2021) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464.

## 3. CONFIRMATION OF MINUTES

That the Minutes of the meeting held on 9th April 2024 be approved as a correct record and signed by the Chairman.

## 4. CONSULTATION ON PLANNING APPLICATIONS

(1334) 24/01205/FUL - 22 Spring Ground Road, Paulton.  
Construction of Parking area.

Application Link: [Planning Application Details \(bathnes.gov.uk\)](https://www.bathnes.gov.uk/PlanningApplicationDetails.aspx?ApplicationID=1334)

(1335) 24/01294/FUL - Barnlea, Withy Mills, Paulton.  
Erection of 3 x agricultural buildings (Retrospective).

Application Link: [Planning Application Details \(bathnes.gov.uk\)](https://www.bathnes.gov.uk/PlanningApplicationDetails.aspx?ApplicationID=1335)

(1336) 24/01477/FUL – Development Site Opposite Lyndon Vale, Bath Road, Paulton.  
Erection of child care nursery and associated works.

Application Link: [Planning Application Details \(bathnes.gov.uk\)](https://www.bathnes.gov.uk/PlanningApplicationDetails.aspx?ApplicationID=1336)

(1337) 24/01539/FUL – Honeybank, Britten's Hill, Paulton.

Change of use of the property from dwelling (Use Class C3) to residential institute (Use Class C2).

Application Link: [Planning Application Details \(bathnes.gov.uk\)](https://www.bathnes.gov.uk/PlanningApplicationDetails.aspx?ApplicationID=1337)

## 5. TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

For information only

### WITHDRAWN

23/04052/FUL – Barnlea, Withy Mills, Paulton.

Retrospective agriculturally tied occupancy for an existing low impact temporary building, a wood cabin and for two agricultural buildings, a greenhouse and a field shelter and associated enterprises.

PPC – Object with comments

## 6. OUTSTANDING APPLICATIONS

23/01721/RES - Rocklands, Farrington Road, Paulton

Approval of reserved matters with regard to application 21/04906/OUT (Outline application of 6 dwellings on land to the rear of Rocklands (all matters reserved)).

The case officer is waiting for some further drainage testing information from the applicants.

23/03270/FUL - Paulton Methodist Church, Park Road, Paulton  
& 23/03271/LBA - Paulton Methodist Church, Park Road, Paulton  
Proposed re-development of the open land to the south of the church, to provide 2no, 2 storey detached dwellings.

The case officer is awaiting an additional ecological survey to be submitted.

7. HIGHWAYS

(a) BARTON WELL

To receive an update.

(b) HAM LANE /BRITTEN'S HILL PAULTON

To receive an update.

8. GREEN SPACE PURNELL'S SITE

For discussion.

9. SOMER VALLEY ENTERPRISE ZONE

To note below response from B&NES following Paulton Parish Council's request that roads are built first on the Somer Valley Enterprise Zone:

*The Local Development Order for the Somer Valley Enterprise Zone includes a number of conditions including those relating to phasing and strategic infrastructure. These require that the highways infrastructure is provided first before any of the individual plots can be occupied.*

10. DATE OF NEXT MEETING

The next meeting of the committee is scheduled to take place **11<sup>th</sup> June 2024**.