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To: - Members of the Planning and Highways Committee: T Bridgeman, G Dix, L Hardman, H Howson, J Humphries (Chairman), P McSherry, C Mitchard and H Warren.

You are summoned to attend a meeting of the **Planning and Highways Committee** to be held in the Village Hall, Paulton on **Tuesday, 8 May 2018 at 7.00pm**. 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.

A handwritten signature in black ink, appearing to be "Jo Swift".

Jo Swift, Parish Clerk

EVACUATION PROCEDURE

When the continuous alarm sounds, you must evacuate the building by the exit and proceed downstairs to the tennis courts.

THIS MEETING MAY BE FILMED OR RECORDED

AGENDA

1. **APOLOGIES FOR ABSENCE**

To note any apologies for absence.

2. **PUBLIC PARTICIPATION**

In accordance with Standing Order 3, 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.

3. **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 16th

October 2012) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464.

4. CONFIRMATION OF MINUTES

That the Minutes of the meeting held on 3rd April 2018 be approved as a correct record and signed by the Chairman

5. CONSULTATION ON PLANNING APPLICATIONS

(1086) 18/01562/FUL – Hill Farm, Phillis Hill, Midsomer Norton.
Erection of a Rural Workers Accommodation Unit.
Application Link: [Application Link](#)

(1087) 18/01884/AR – Tesco, Old Mills, Paulton.
Display of 2no. vinyl graphics.
Application Link: [Application Link](#)

(1088) 18/01813/FUL – 63 Elm Road, Paulton.
Erection of first floor rear extension.
Application Link: [Application Link](#)

6. PLANNING APPLICATIONS DETERMINED BY B&NES

6.1 Permit

18/00836/FUL – 29 Downsway, Paulton.
Erection of single storey front porch extension and first floor front dormer window extension.
PPC – Support.

16/04891/FUL – Proposed Day Nursery Site, Hallatrow Road, Paulton.
Erection of building to accommodate a children's nursery with associated works.
PPC – Comments.

18/00936/FUL – 4 Salisbury View, Salisbury Road, Paulton.
Erection of detached single garage (Retrospective).
PPC – No objection

18/01099/FUL – 5 Hayboro Way, Paulton.
Erection of single storey front and rear extension.
PPC – Support.

7. APPEALS

18/00028/RF – 6 Hillside Close, Paulton (17/04876/FUL)
Retrospective permission for formation of driveway on front garden including erection of a retaining wall, new block paved driveway and dropping of kerbs and footway to the public footpath.
PPC – no comment.

8. OUTSTANDING APPLICATIONS

There are none.

9. ENFORCEMENT MATTERS

- (i) 15/03863/FUL – Lyndhurst, Ham Lane, Paulton.

Email from Planning Enforcement Officer dated 5th April 2018:

Please be advised that a review has now been undertaken and it has been determined that a PCN will be served within the next two weeks with the view of serving an Enforcement Notice.

- (ii) 18/00137/NONCOM – 17/02989/FUL Springhill House, Hallatrow Road, Paulton.

Email received from Planning Enforcement Officer dated 27th April 2018:

*I have recently received correspondence from the agent of the site confirming that the rear kitchen window of the development has been obscure glazed and therefore should not cause any issue with regards to overlooking. The window, in addition, has been confirmed as having a top hung hinge which opens for ventilation purposes only (a building control requirement). There is also a stop that prevents the window opening further than 150mm. **This case has now been closed.***

10. HIGHWAY ISSUES

- (i) Gary Peacock will be attending the meeting on 5th June 2018 to provide the committee with updates relating to Highway matters.
- (ii) It has been requested that the committee re-visited the signs in Paulton. Attached is the work previously done on signage with the comments provided by B&NES.

11. PARISH AND TOWN COUNCIL SITE ASSESSMENT TRAINING

Councillor Liz Hardman that attended the event will provide a detailed report to the committee.

12. B&NES DRAFT SUPPLEMENTRY PLANNING DOCUMENT LOCAL LIST OF HERITAGE ASSETS

Within Bath and North East Somerset (B&NES) there are a wide range of buildings, structures and landscape features that provide a valuable contribution to the local character and distinctiveness of the area. These features are termed “non-designated heritage assets” or “locally listed heritage assets”.

B&NES has prepared this draft Supplementary Planning Document (SPD) in relation to the identification, recording and management of locally listed heritage assets within the Council’s area. The document is principally about the process involved in selecting any buildings/ structures or landscape features that may be of local value. It provides guidance

on how to go about nominating local heritage assets, how the selection of them will be undertaken and how they will be recorded. The document also aims to raise the profile and encourage recognition of the contribution that local heritage assets make to the special character of B&NES.

This consultation is a chance to comment on the SPD and the process involved in identifying local heritage assets. The draft document provides the criteria for selection of local heritage assets. It also explains the process of nomination and how assets will be considered and selected for inclusion on the local list and how they will be recorded.

The Draft SPD Local List of Heritage Assets is available to view B&NES website through the link below, together with a draft nomination form:

<http://www.bathnes.gov.uk/services/your-council-and-democracy/consultations>

Closing date is 4th June 2018.

13. DATE OF NEXT MEETING

The next meeting of the committee is scheduled to take place on **5th June 2018**.