

PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held by video conference
on Tuesday 2nd February 2021 at 7.00pm.

PRESENT: T Bridgeman, Z Escott, L Hardman, G Johnson, H Warren and R Wollacott

IN ATTENDANCE: C Hall (Clerk) and 8 Members of public

589. ELECTION OF CHAIRMAN

Councillor H Warren was elected Chairman for the ensuing municipal year.

590. APOLOGIES FOR ABSENCE

No apologies were received for Councillor G Dix

591. PUBLIC PARTICIPATION

A member of the public spoke to raise their objection to the 2 outline planning applications for the land North of Ashleigh Close, 20/04640/OUT and 20/04641/OUT. The member of public wished to highlight that a green spaces LG57 submission had previously been made which included the area that the development is proposed for. The submission was made as part of the core strategy consultation and along with the pace making plan, it was adopted in July 2017.

The member of the public also wished to highlight that within the consultation for the update to core strategy it states that development proposals directly or indirectly effecting ancient woodland or ancient trees would not be permitted. The proposed area is full of trees however the applicant has failed to declare this on the application form.

Councillor Z Escott left the meeting at 7.10pm.

592. DECLARATIONS OF INTEREST

There was none.

593. CONFIRMATION OF MINUTES

Resolved – that the minutes of the meeting held on 5th January 2021 were confirmed as a true record and electronically signed by the Chairman.

594. CONSULTATION ON PLANNING APPLICATIONS

(1207) 20/04894/FUL- Empty Premises 7 High Street, Paulton.

Conversion and change of use of empty premises into 1no. 3 storey residential dwelling.
Support.

(1208) 21/00092/VAR – 4 Pillsbridge Cottages, Old Mills, Paulton.

Variation of Condition 4 (Water Efficiency – Rainwater Harvesting (Pre-Occupation) of application 20/02987/FUL (Reinstatement of 3 and 4 Pillsbridge Cottages as separate dwellings Condition Number(s): Condition 4. Water Efficiency – Rainwater Harvesting (Pre-occupation) Conditions(s) Removal: Condition is Pre-occupation. Remove Condition 4. Drawings have been attached showing placement of water butts for each property to satisfy the removal of condition 4. **Support.**

(1209) 20/04640/OUT – Land to North of Ashleigh Close, Ashleigh Close, Paulton.
Erection of 6no. dwelling houses (Outline application to determine access, layout and scale with all other matters reserved). **Object –**

Scale: The proposed plans would be overdevelopment of the area.

Access: The proposed access is on the bend of a narrow road which then joins the main road with one way traffic lights. The access is not suitable for this proposal and will cause additional queues.

Layout: The proposed plans would mean the new development would be overlooking existing homes and would also block out light. Any removal of trees and roots would cause concern of the potential damage it may cause to the existing properties.

Standing orders were suspended at 7.24pm to allow a member of the public to speak.
Standing orders were reinstated at 7.25pm

Standing orders were suspended at 7.27pm to allow a member of the public to speak.
Standing orders were reinstated at 7.29pm

(1210) 20/04641/OUT – Land to North of Ashleigh Close, Ashleigh Close, Paulton.
Erection of 14no. residential apartments (Outline application to determine access, layout and scale with all matters reserved). **Object -**

Scale: The proposed plans would be overdevelopment of the area.

Access: The proposed access is on the bend of a narrow road which then joins the main road with one way traffic lights. The access is not suitable for this proposal and will cause additional queues.

Layout: The proposed plans would mean the new development would be overlooking existing homes and would also block out light. Any removal of trees and roots would cause concern of the potential damage it may cause to the existing properties. The proposal of 2 purpose-built apartment blocks would not be in keeping with the surrounding area.

(1211) 21/00185/FUL – Conewood Bungalow, Jubilee Terrace, Paulton.
Erection of garden room. **Support.**

595. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

The applications determined by B&NES Council were received and noted.

596. OUTSTANDING APPLICATIONS

There were none.

597. HIGHWAYS ISSUES

There were none.

598. LOCAL PLAN PARTIAL UPDATE

Cllr L Hardman provided an overview of the Local Plan Partial Update and the 2 main areas that effect Paulton, the Somer Valley Enterprise Zone and the South Road carpark.

The following response would be submitted for Paulton Parish Council for the consultation on the Local Partial Plan Update:

Object: to the use of additional farmland for the development of the Somer Valley Enterprise Zone.

Object: to the change of use to include retail and eating/drinking establishments.

Support: change to the mix of use at the Somer Valley Enterprise Zone to include a potential hotel and office space.

Additionally, Paulton Parish Council would support option 2 in respect of the South Road carpark for a carpark only.

Cllr Liz Hardman would look through all the other areas covered within the consultation and would recommend comments to be submitted to the committee.

599. DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **2nd March 2021**.

The meeting finished at 7.58pm.

Signed (Chairman):Date.....