

# PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held at the Village Hall  
on Tuesday 12<sup>th</sup> April 2022 at 7.00pm.

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PRESENT: Cllrs L Hardman (Chair) T Bridgeman, H Warren, Cllr R Wollacott and K Paul

IN ATTENDANCE: T Lamb (Deputy Clerk/Finance Officer)

## 21-95. APOLOGIES FOR ABSENCE

Apologies were received from G Johnson

Cllr Colliver was absent

## 21-96. PUBLIC PARTICIPATION

There were 8 members of the public present.

A member of the public spoke about planning application (1260) 22/01124/FUL Oxleaze Way regarding concerns that the current infrastructure could not support more housing and that there were better uses of the land.

## 21- 97. DECLARATIONS OF INTEREST

None

## 21-98. CONFIRMATION OF MINUTES

**Resolved** – that the minutes of the meeting held on 15<sup>th</sup> March 2022 were confirmed as a true record and signed by the Chair.

## 21-99 CONSULTATION ON PLANNING APPLICATIONS

Members agreed to consider the Oxleaze Way planning application first in order to allow members of the public to leave the meeting afterwards if they wished.

(1260) 22/01124/FUL – Former Purnell Factory North View Development Site, Oxleaze Way, Paulton.

Residential development of 73 no.dwellings (Class C3); vehicular, pedestrian and cycle access from Oxleaze Way, pedestrian access from Caxton Close; landscaping and other associated ancillary works.

Planning Link:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01124%2FFUL>

**Resolved – To object , the NPPF , paragraph 95, says it is important to have a sufficient choice of school places to be available to the local community.**

**However, there are insufficient Early Year school places and year 7 Secondary School places are predicted to be unavailable in local schools from 2026.**

**Local infrastructure concerns, in particular doctors and dentists, with no access to a dentist in the local area. Insufficient parking and high traffic volume with only one route in and out of Oxleaze Way. The NPPF, paragraph 113, that for an application of**

**this size, a travel plan is necessary. One has been provided, but it doesn't address the problems caused as for example on Ozleaze Way. A previous planning application for a residential development on the same site in 2016 with almost the same number of flats and houses was refused. The same principle of too many homes is still current. Mixed use development was given for this site, with reserved planning permission in 2007, mainly for a continuing care home retirement community. The developer states there is no demand for this. However, no evidence is put forward to substantiate this. Twenty seven% of patients currently waiting to be discharged from the RUH, but are unable to do . One of the reasons being the lack of Care Home places. Sixty one objections have been received form Paulton residents objecting to this development, with just two in favour**

Standing orders were suspended to allow a member of the public to speak about the need for landscaping to improve the view from other existing development  
Standing orders were reinstated

(1257) 22/01041/FUL – 2 Ashleigh Close, Paulton.

Erection of extension and conversion to provide additional 2bed attached dwelling.

Planning Link:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01041%2FFUL>

**Resolved – To object due to there being poor visibility on the corner of Ashleigh Close. There are also insufficient parking spaces planned for another dwelling, resulting in even more street parking on the road.**

(1258) 22/01088/FUL – 23 Brookside Close, Paulton.

Raise the ridge height to existing bungalow to allow for conversion of loft space.

Planning Link:

[https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01088%2FFUL#details\\_Section](https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01088%2FFUL#details_Section)

**Resolved – There were no objections**

(1259) 22/01100/TPO – Tesco, Old Mills, Paulton.

Group of 7 Willows - pollard all to 2m GC009532 - two Silver Birch - fell

Planning Link:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01100%2FTPO>

**Resolved – To support the application**

(1261) 22/01204/FUL – Hill Farm, Phillis Hill, Midsomer Norton.

Construction of outdoor all-weather riding arena.

Planning Link:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F01204%2FFUL>

**Resolved – To support the application**

21-100 PLANNING APPLICATIONS DETERMINED BY B&NES

REFUSE

22/04420/OUT – Parcel 4330, Paulton Road, Paulton.

Outline planning for the erection of up to 130 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for access.

PPC – Object with comments.

**Member wished to point out that this should read Farrington Road**

PERMIT

21/04906/OUT – Rocklands, Farrington Road, Paulton.

Outline application for 6 dwellings on land to the rear of Rocklands (all matters reserved).

PPC – Object with comments

21-101 OUTSTANDING APPLICATIONS

There are none.

21-102 HIGHWAY ISSUES

There are none.

21-103 DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **10<sup>th</sup> May 2022**.

The meeting finished at 7:37 pm.

Signed (Chairman): .....Date.....