

# PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held at the Village Hall  
on Tuesday 14<sup>th</sup> June 2022 at 7.00pm.

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PRESENT: Cllr P Bancroft, Cllr Bridgeman, Cllr L Hardman, Cllr G Johnson, Cllr K Paul  
and Cllr H Warren

IN ATTENDANCE: L Hosking (Admin)

## 22-01 ELECTION OF CHAIRMAN 2022/23

**Resolved** – that Councillor L Hardman is elected Chairman of the Planning and Highways Committee 2022/23.

## 22-02 ELECTION OF VICE CHAIRMAN 2022/23

**Resolved** – that Councillor H Warren is elected Vice-Chairman of the Planning and Highways Committee 2021/22.

## 22-03 APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Wollacott  
No apologies were received from Cllr Escott

## 22-04 PUBLIC PARTICIPATION

There was none.

## 22-05 DECLARATIONS OF INTEREST

There were none.

## 22-06 CONFIRMATION OF MINUTES

**Resolved** – that the minutes of the meeting held on 10<sup>th</sup> May 2022 were confirmed as a true record and signed by the Chair.

Councillor G Johnson arrived at the meeting 7.22pm

## 22-07 CONSULTATION ON PLANNING APPLICATIONS

(1264) 22/01204/FUL – Hill Farm, Phillis Hill, Midsomer Norton.  
Construction of outdoor all-weather riding arena. **Change of use to equestrian.**  
**Application has been permitted**

(1265) 22/00881/OUT – Parcel 9176 Langley's Lane, Paulton.  
Outline planning application for small scale industrial units with associated works and access from existing Old Mills Development Ltd.

**Object – Paulton Parish Council would not support the application for Langley's Lane because of the following reasons:**

**The main highway issues are whether the proposed plans would make**

satisfactory provision for travel by non car modes and its impact on the operation of the local highway network, paying particular regard to the A362 Thicket Mead roundabout.

Despite providing improved footways, including a travel plan and remodelling the roundabout, we think these measures would be insufficient to mitigate the extra traffic generated by this development. The remodelled roundabout with more clearly marked lanes with better markings and the introduction of flares would not be sufficient to stop traffic queueing at peak times, because of the new development on this roundabout. The travel plan includes requesting a pledge from all workers to cycle to work at least once a week. This is not deliverable. Cycle routes in the area are not particularly good and only one bus goes past the industrial estate.

Other considerations, the ecological assessment, for example, contains insufficient information to demonstrate compliance with the conservation of habitats and species regulations 2017. All impacts of the scheme are not fully explored, including the drainage infrastructure and proposed tree/hedge row removal with appropriate mitigation and compensation measures.

There is insufficient information to demonstrate compliance with the conservation of species and habits habitats regulations.

The design and access statement needs to be improved as the B&NES Crime Prevention Officer notes that Phase 1 of the industrial units has had more burglary victims than any other area in B&NES. Phase 2 which is this application would generate further crime unless there are enhanced security measures. On Phase 1 of the Old Mills Industrial Estate, there are still a number of empty units, so demonstrating another 51 units on Phase 2 is not needed.

Finally, although not specifically relevant to this application, an Enterprise Zone is planned immediately opposite this proposed development with a large number of industrial units planned.

For all these reasons, Paulton Planning Committee does, does not support this application.

(1266) 22/01838/TPO – Old Vicarage, Church Street, Paulton.  
Beech (T1) – Crown lift by 2m to clear service wires. Horse Chestnut (T2) – Crown thin of 25% to reduce the sail effect from the wind. **Support**

(1267) 22/01921/FUL -14 Gregory's Tynning, Paulton.  
Erection of a single storey side and rear extensions. **Support – The proposal does not affect the character or appearance of the area.**

1268) 22/02035/FUL – 5 St Julien's Close, Paulton.  
Erection of a single storey rear extension. **Support**

(1269) 22/02109/FUL – 1 Withy Barn, With Mills, Paulton.  
Erection of a single storey rear extension. **Support**

(1270) 22/01639/FUL – 7 Springfield Buildings, Old Mills, Paulton.  
Erection of replacement shed (retrospective). **Support**

22-08 PLANNING APPLICATIONS DETERMINED BY B&NES

PERMIT

Noted

22-09 OUTSTANDING APPLICATIONS

Noted

22-10 HIGHWAY ISSUES

There were none.

22-11 DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **12th July 2022**.

The meeting finished at 7.40pm.

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