

PAULTON PARISH COUNCIL

Minutes of the Planning & Highways Committee meeting held on
Tuesday 12th March 2024 at 7.00pm in the meeting room, Village Hall

PRESENT: Councillors Bancroft, Easter, Hardman, Harle, Newton and Paul.

IN ATTENDANCE: Helen Jenkins – Clerk

19-24 APOLOGIES FOR ABSENCE

Apologies received from Councillors Bridgeman and Price.

20-24 PUBLIC PARTICIPATION

Two members of public in attendance

21-24 DECLARATIONS OF INTEREST

Councillor Easter declared an interest in the item regarding Barton Well and Councillor Hardman for Ham Lane/Brittens Hill.

22-24 CONFIRMATION OF MINUTES

Resolved that the Minutes of the meetings held on 13th February 2024 be approved as a correct record and signed by the Chairman.

23-24 CONSULTATION ON PLANNING APPLICATIONS

(1329) 23/04255/OUT – Rochelle, Tennis Court Road, Paulton

Outline application with all matters reserved for the erection of 4no. dwellings following demolition of existing 1no. dwelling.

OBJECT for the following reasons: Overdevelopment of the site. It does not fit in with the street scene with one side of the road being bungalows. The infrastructure is not there to support the additional vehicles it would attract. Parking issues already exist with parking both sides narrowing Tennis Court Road. The two entrances would add to the congestion. There are no details of the dwellings, but it is felt that one parking space for each property would not be adequate and would cause more street parking. The Somer Valley Enterprise Zone (SVEZ) will mean even more traffic on the road.

24-24 TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

For information only

PERMIT

23/04411/FUL – Tralee, Boxbury Hill, Paulton.
Erection of a single storey rear extension porch.
PPC – Support

24/00059/FUL – 73 Valley View Road, Paulton.
Erection of front porch.
PPC – Support

APPROVE

23/00076/LDO Parcel 0006 Old Mills, Paulton.

The development of an employment-led Enterprise Zone with related highways works including

a new roundabout on the A362 and associated development.
PPC – Do not support.

Noted

25-24 OUTSTANDING APPLICATIONS

There are none.

26-24 HIGHWAYS

(a) BARTON WELL.

Agreed that a possible solution would be to install a mirror on the high wall at the entrance to the road angled to show oncoming traffic.

(b) HAM LANE/BRITTENS HILL, PAULTON

B&NES will put a monitor on the road in April 2024 to record the traffic speed for seven days. Once they have the data from the monitor, they will be able to determine if there is a problem with traffic speed and will advise on next cause of action.

(c) THE NEW ESTATE

B&NES Engineers will be meeting with Councillor Hardman and the Clerk to discuss the signage for the estate.

27-24 LOCAL PLAN CONSULTATION

A copy of the Local Plan is available in the library for those who do not have access to the internet. The purpose of the Local Plan is a chance for B&NES to set out their ambitions for change and development for the next 20 years.

Three sites have been identified for Paulton in the Local Plan. They are:

Site 1. Site located on the western edge of Midsomer Norton, close to the Tesco store at Old Mills. MSN23 is a sloping site that sits close to the valley floor. PAU 24a is a plateau site adjacent to Tesco that slopes down toward the valley.

Site 2. PAU 11 is accessed from Abbots Farm Close and slopes upwards to the south.

Site 3. The sites sit close to Farrington Road. PAU 12 sits to the north of Farrington Road adjacent to Westview and Downsway. It is a relatively flat site.

After discussing the three sites, the following observations were made:

Site 1. With the site of the SVEZ being in close proximity to this site, it was felt that it would be unsuitable due to the increase in traffic that the SVEZ will create. It would also add homes to an already congested site.

Site 2. The current infrastructure would not be able to cope with the addition of 48 houses. Visibility on the road is poor and is close to a buildout which could be dangerous. Previously the land had been designated as priority habitat grassland by B&NES.

Site 3. Visibility is very poor at the junction. There is a fault cross on Farrington Road which causes the road to flood on a regular basis on the edge of this piece of land.

In recent years, over 600 houses have been built in Paulton with another 70 planned. The infrastructure is not able to cope with the existing traffic. Doctor and dentist surgeries are not able to serve the number of residents. The secondary schools will not have enough space for additional pupils over the next few years.

28-24 DATE OF NEXT MEETING

The next scheduled meeting of the Committee is to be held on **Tuesday 9th April 2024** at 7.00pm.

Meeting finished at 8.07pm

Signed.....(Chairman) Date