

PAULTON PARISH COUNCIL

Minutes of the Planning & Highways Committee meeting held on Tuesday 14th May 2024 at 7.00pm in the meeting room, Village Hall

PRESENT: Councillors Bancroft, Bridgeman, Hardman, Junisa, Newton and Paul.

IN ATTENDANCE: Helen Jenkins – Clerk

40-24 APOLOGIES FOR ABSENCE

Apologies received from Councillor Harle

41-24 PUBLIC PARTICIPATION

There were six members of public in attendance.

42-24 DECLARATIONS OF INTEREST

There were none.

43-24 CONFIRMATION OF MINUTES

Resolved that the Minutes of the meetings held on 9th April 2024 be approved as a correct record and signed by the Chairman.

44-24 CONSULTATION ON PLANNING APPLICATIONS

(1334) 24/01205/FUL - 22 Spring Ground Road, Paulton.
Construction of Parking area.

Support with comment - Agree with Highways comment to move access point to leave the disabled parking bay free.

(1335) 24/01294/FUL - Barnlea, Withy Mills, Paulton.
Erection of 3 x agricultural buildings (Retrospective).

Object with comments:

- There are concerns that elements were missing or inaccurate in the application.
- Not enough evidence for business plan to warrant these buildings.
- Concerns that the access from the highway has been altered and is making it unsafe. It is also outside the development boundary.
- There is no evidence the buildings were originally on the site.
- Recommend that enforcement action be taken.

(1336) 24/01477/FUL – Development Site Opposite Lyndon Vale, Bath Road, Paulton.
Erection of childcare nursery and associated works.

Object with comments:

- There are concerns about the location being on a major artery into the village and is very busy.
- Visibility leading on to the road is not good and could pose problems at drop off and pick up times.
- It was felt that the provision of 9 car parking spaces would not be adequate at drop off and pick up times.
- The need for additional nursery places was questioned considering a new nursery is currently under construction within the village.

(1337) 24/01539/FUL – Honeybank, Britten’s Hill, Paulton.

Change of use of the property from dwelling (Use Class C3) to residential institute (Use Class C2).

Object with comments:

- The Councillors felt that there was a lack of information and that the applicant should have been more forthcoming with information with the application for example, the age group of the children and what their needs are.
- The application states parking for 7 vehicles, the Councillors felt that space available would only accommodate 4-5 vehicles with no other parking available and that vehicles would be exiting onto a busy road.
- There are concerns that it is an inappropriate location as to whether current services would be able to cope with needs of a residential institute.
- This is a residential area and looking at other properties the company has, they are in a more rural setting and it is felt that this location is not appropriate being in a residential area with many elderly residents.

45-24 TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

For information only

WITHDRAWN

23/04052/FUL – Barnlea, Withy Mills, Paulton.

Retrospective agriculturally tied occupancy for an existing low impact temporary building, a wood cabin and for two agricultural buildings, a greenhouse and a field shelter and associated enterprises.

PPC – Object with comments

Noted.

46-24 OUTSTANDING APPLICATIONS

23/01721/RES - Rocklands, Farrington Road, Paulton

Approval of reserved matters with regard to application 21/04906/OUT (Outline application of 6 dwellings on land to the rear of Rocklands (all matters reserved)).

The case officer is waiting for some further drainage testing information from the applicants.

23/03270/FUL - Paulton Methodist Church, Park Road, Paulton

& 23/03271/LBA - Paulton Methodist Church, Park Road, Paulton

Proposed re-development of the open land to the south of the church, to provide 2no, 2 storey detached dwellings.

The case officer is awaiting an additional ecological survey to be submitted.

Noted.

47-24 HIGHWAYS

(a) BARTON WELL.

The suggestion of a mirror to give vehicles leaving Barton Well a view of the road was discussed but the sighting of this would be a problem. As this appeared to be the only option, it agreed to leave this for now.

(b) HAM LANE/BRITTENS HILL, PAULTON

Clerk to request an update on when the monitor will be in place.

48-24 GREEN SPACE PURNELL'S SITE

Deferred as estate is still under construction.

49-24 SOMER VALLEY ENTERPRISE ZONE

Noted *The Local Development Order for the Somer Valley Enterprise Zone includes a number of conditions including those relating to phasing and strategic infrastructure. These require that the highways infrastructure is provided first before any of the individual plots can be occupied.*

50-24 DATE OF NEXT MEETING

The next scheduled meeting of the Committee is to be held on **Tuesday 11th June 2024** at 7.00pm.

Meeting finished at 8.05pm

Signed.....(Chairman) Date