

PAULTON PARISH COUNCIL

Minutes of the Planning & Highways Committee meeting held on
Tuesday 12th August 2025 at 7.00pm in the meeting room, Village Hall

PRESENT: Councillors Bancroft, Ford, Hardman, Johnson, Newton, Norman and Paul

IN ATTENDANCE: Helen Jenkins – Clerk

47-25 APOLOGIES FOR ABSENCE

All Councillors present.

48-25 PUBLIC PARTICIPATION

One members of public in attendance.

49-25 DECLARATIONS OF INTEREST

There were none.

50-25 CONFIRMATION OF MINUTES

Resolved that the Minutes of the meetings held on 8th July 2025 be approved as a correct record and signed by the Chairman.

51-25 CONSULTATION ON PLANNING APPLICATIONS

(1377) 25/02592/OUT – Rochelle, Tennis Court Road, Paulton.

Outline application with all matters reserved for the erection of 3no. dwellings following demolition of existing 1no. dwelling.

Objection on the grounds that it is deemed to be overdevelopment of the site. The balance of the development is not quite right. The application is not specific as to the number of bedrooms saying it could be 2 or 3. If they were to be 3-bedroom dwellings, the guidelines would be two car parking spaces per property. The 3 car spaces in the plan are considered not to be adequate even if the dwellings were 2 bedrooms as they would add to an already existing problem of parking in the road, which has parking end to end. The site of the application on the junction of Tennis Court Road and Plumptre Road already struggles with parking problems. situated on a corner it is at a traffic pinch point, with a large number, of vehicle movements. This is because it is one of two main routes to Paulton Infant and Junior schools and to the Swimming Pool and guides and scouts' community hall. With just one access into an out of the property, there will be visibility challenges.

Despite what the application is saying, the development is not in keeping with the local character and appearance of the area. The homes are very small with very small gardens. A single development may seem modest, but the cumulative effect would be considerable.

For all these reasons we do not support this application

(1378) 25/02753/FUL – Honeybank, Britten's Hill, Paulton.

Erection of single storey front extension and internal configuration to existing residential dwelling including associated alterations to the external appearance.

No Objection.

(1379) 25/02778/FUL – 12 Hope Place, Paulton.

Erection of single-storey rear infill extension following demolition of existing lean-to.

No Objection.

52-25 TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

APPEAL DISMISSED

24/04158/FUL – Welbeck, Ham Lane, Paulton.

Raising ridge to create living space in the loft area, dormer windows to the front and rear elevations and erection of single storey extension.

PPC - Support

53-25 OUTSTANDING APPLICATIONS

There are none.

54-25 PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) UPDATE - DRAFT FOR CONSULTATION

Following a discussion, the following points were made:

- It would be helpful if there were a better definition of 'Affordable Housing'
- The options appear to be
 1. Social renting, no ownership
 2. Shared ownership
 3. Discounted Market equity
- The document seems to favour social renting but it was felt that shared ownership was the preferred option to give people a chance to get on to the property ladder. It would give people a chance to stay in the area that they grew up in and maintain a local connection.

55-25 HIGHWAYS

There are none.

56-25 DATE OF NEXT MEETING

The next scheduled meeting of the Committee is to be held on **Tuesday 9th September 2025** at 7.00pm.

Meeting finished at 7.45pm

Signed.....(Chairman) Date