

PAULTON PARISH COUNCIL

Minutes of the Planning & Highways Committee meeting held on
Tuesday 9th September 2025 at 7.00pm in the meeting room, Village Hall

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

IN ATTENDANCE: Lisa Hosking – Admin

57-25 APOLOGIES FOR ABSENCE

Apologies received from Councillor Paul

58-25 PUBLIC PARTICIPATION

There were 57 members of public in attendance.
Members of the public spoke against application 25/03044/OUT.

59-25 DECLARATIONS OF INTEREST

There were none.

60-25 CONFIRMATION OF MINUTES

Resolved that the Minutes of the meetings held on 12th August 2025 be approved as a correct record and signed by the Chairman.

61-25 CONSULTATION ON PLANNING APPLICATIONS

(1380) 25/03044/OUT – Parcel 4330 Paulton Road, Paulton.

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

7.25pm Suspended for member of public to speak

7.27pm Reinstated

7.30pm Suspended for member of public to speak

7.32pm Reinstated

Object -

Highways:

There are no realistic choices of travel modes, using sustainable travel, so the development is contrary to PolicyST 1 and ST7 of the Local Plan. There is a lack of genuine travel choice for prospective residents by walking, cycling and public transport. Walking routes between the site and the rest of Paulton are not of a standard to encourage walking. There are no regular bus services routed past the frontage of the development on Paulton Road. The site is too far to the bus services on Paper Lane and exceed the recommended walking distances for access to bus services. This would mean the free bus travel card offered by the developer would not be of much use. No new cycling routes have been planned.

All of this means that there would be increased dependency on the car with an estimated 826 daily two-way movements on the Farrington B Road.

The access to and from the site would be onto a B Road with a single carriageway. We are not convinced that this would be acceptable. The Farrington Road is a very busy road and a cut through from the A37 to Bath and Midsomer Norton Finally the district wide spatial strategy

indicates that the land is on the second worst docile of the transport connectivity mapping, undertaken by BANES as part of their Local Plan consultation.

Mining:

The impact of previous coal mining sites on the land to be developed has not been mentioned in detail. Evidence from the Coal Authority has designated the site as a high risk development area for any future work or building coal mining. This is because of the three mine workings and air shafts that have been identified. A report 10 December 2020 also indicates the presence of shafts within the curtilage of the site. The area is also highly faulted.

This raises grave concerns as to the stability of the land to be built on.

Sewage:

The proposed development would put an even greater strain on sewage facilities in the area. Flood mapper figures show that sewage discharges into the Cam Brook in 2024 happened 569 times. In 2022, BANES decided that no further development should be authorised in the Paulton and High Littleton parishes until Wessex water produce a detail plan to prevent raw sewage discharges.

Infrastructure:

There is no evidence to suggest that the infrastructure of Paulton would be improved to support the new development. Services like the doctor's surgery are under great strain. The developer would provide more buildings for the surgery but not more doctors. Most residents would think this is not good enough. The roads leading through Paulton are already congested. As alternative moods of sustainable traffic are deemed inadequate, Paulton would have to cope with an extra 826 daily two way traffic movements. This is not sustainable.

Housing:

Policy SV1 suggests that 80% of new housing between 2011-2029 should be built on previously developed land.

This site is a greenfield site. We still have brownfield sites in Paulton on the old Purnells site. In fact 72 houses have been given planning permission on the Purnells brownfield site and are now waiting to be built. An extra 130 homes on top of these 72 would put too much of a strain on the infrastructure and local services in Paulton.

Visual landscape:

The current planning policy NE2A, is designed to protect and enhance the visual setting of towns and villages. This development is right on the edge of Paulton, producing a background of green landscape which very much enhances the setting of Paulton. Building 130 homes on this site would severely affect the visual setting of Paulton and would contribute to the effect of urban sprawl. The site is of course outside of the Housing Development Boundary.

For all of these reasons, we object to this application and hope it will be refused by B&NES Planning Authority.

(1381) 25/03071/FUL – New Pit Cottage, Bath Road, Paulton.
Erection of a single storey rear extension.

No Objection

(1382) 25/02849/FUL – Crawl Farm, Crawl Lane, Midsomer Norton.
Erection of porch.

No Objection

(1383) 25/03218/FUL – Radford Hill Cottage, Radford Hill, Radford.
Erection of two storey side extension and new porch following existing demolition of existing single storey side extension and porch.

No Objection

(1384) 25/02351/FUL – 13 Mendip Close, Paulton.

Erection of conservatory.

No Objection

62-25 TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

PERMIT

25/02484/FUL – Cam Valley Sports Club, 20 Bristol Road, Paulton.

Change of use of an existing single-storey building sports clubroom (Class F2) Local

Community Use to Class E(d) Commercial Gym Use.

PPC – No objection

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

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

PPC – No objection

25/00424/FUL – Ham farm, Ham Lane, Paulton.

Erection of 3 bed dormer bungalow and change of use of land from agricultural to residential.

PPC – No objection

63-25 OUTSTANDING APPLICATIONS

There were none.

64-25 HIGHWAYS

There were none.

65-25 DATE OF NEXT MEETING

The next scheduled meeting of the Committee is to be held on **Tuesday 14th October 2025** at 7.00pm.

Meeting finished at 7.58pm

Signed.....(Chairman) Date