

# PAULTON PARISH COUNCIL

Minutes of the Planning & Highways Committee meeting held on  
Tuesday 10th February 2026 at 7.00pm in the meeting room, Village Hall

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

IN ATTENDANCE: Helen Jenkin – Clerk

## **11-26 APOLOGIES FOR ABSENCE**

Apologies received from Councillor Johnson.

## **12-26 PUBLIC PARTICIPATION**

One member of public was in attendance.

## **13-26 DECLARATIONS OF INTEREST**

Cllr Paul regarding the planning applications 1394 and 1394.

## **14-26 CONFIRMATION OF MINUTES**

**Resolved** that the Minutes of the meetings held on 13<sup>th</sup> January 2026 be approved as a correct record and signed by the Chairman.

## **15-26 CONSULTATION ON PLANNING APPLICATIONS**

(1392) 26/00002/FUL – Barnlea, Withy Mills, Paulton.  
Erection of healthcare practice.

**Objection** for the following reasons:

It is in a rural location with limited local facilities. There is no convenient access to transport. There is no pedestrian footway to the site. The nearest bus stop is 800 metres away. It is totally dependent on vehicle use. It is removed from essential services.

The existing access from Bath Road is limited due to limited visibility. There is no plan to show suitable visibility displays for the speed of the road to ensure that access is safe and suitable. The documents show that a total number of trips based on a typical healthcare clinic, with occupancy rates of 60%, could mean up to 70 trips a day. The fact that the application is remote from services with limited potential of using active or public transport to make journeys means it is contrary to Policy ST1 and ST7 of B&NES Local Plan partial update and NPPF.

This application is for change of land use to Class E Commercial Use. There is a danger that the proposed healthcare centre could be altered, as Class E usage permits a wide range of commercial uses including retail, food and drink, gym without the need for planning permission. The need for a healthcare centre can be questioned as there are facilities available at the Clandown Suite at Elm Hayes Surgery which offers a variety of healthcare facilities. There are also plenty of private healthcare facilities in the wider area such as Sulis Hospital in Peasedown St John and the Bath Clinic in Bath. It is also important to see that the application covers a change of use for the entire area of 5000 m<sup>2</sup>.

It is a new business, but outside of the village location and outside of the housing development boundary. We would like to add that the lower grass field should remain wholly as agricultural land to prevent creeping development.

(1393) 26/00121/FUL – Ashford, Ham Lane, Paulton.  
Erection of single storey side extension.

**No objection.**

(1394) 26/00113/FUL – Old Mills Court, Old Mills, Paulton.  
Erection of new commercial unit (Unit Class B2/B8).

**No objection.**

(1395) 26/00114/FUL – Old Mills Court, Old Mills, Paulton.  
Erection of new commercial unit (Unit Class B2/B8).

**No objection** but to note that the ecology section of the application is adhered to.

**16-26 TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES**

There are none.

**17-26 OUTSTANDING APPLICATIONS**

There are none that exceed the dates given by B&NES, however, the Committee requested that applications that have not received the final decision be listed in future.

**18-26 HIGHWAYS**

Clerk to follow up on matters raised in the January meeting.

**19-26 DATE OF NEXT MEETING**

The next scheduled meeting of the Committee is to be held on **Tuesday 10<sup>th</sup> March 2026** at 7.00pm.

Meeting finished at 7.30pm

Signed.....(Chairman)      Date .....