

# PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held on  
Tuesday 8<sup>th</sup> May 2018 at 7.00pm held in the meeting room, Village Hall, Paulton

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PRESENT: Councillors T Bridgeman, G Dix, L Hardman, C Mitchard, P McSherry and  
H Warren

**In the absence of the Chairman Councillor P McSherry was elected as chair for this meeting only.**

IN ATTENDANCE: Jo Swift (Clerk) and Councillor A Lyons

275. APOLOGIES FOR ABSENCE

Councillors H Howson and J Humphries.

276. PUBLIC PARTICIPATION

There was none.

277. DECLARATIONS OF INTEREST

There was none.

278. CONFIRMATION OF MINUTES

**Resolved** – that the minutes of the meeting held on 3<sup>rd</sup> April 2018 were confirmed as a true record and signed by the Chairman.

279. CONSULTATION ON PLANNING APPLICATIONS

(1086) 18/01562/FUL – Hill Farm, Phillis Hill, Midsomer Norton.

Erection of Rural Workers Accommodation Unit.

It was proposed to support the application with conditions. A vote was taken but this fell. A second proposal was to object. **Object - outside the housing development boundary. It is a temporary structure being replaced with a permanent building and there are concerns over the requirement for permanent occupation.**

**Meeting suspended at 7.12pm to allow a question from a Councillor in attendance.  
Meeting continued at 7.13pm.**

(1087) 18/01884/AR – Tesco, Old Mills, Paulton.

Display of 2no. vinyl graphics. **No objection.**

(1088) 18/01813/FUL – 63 Elm Road, Paulton.

Erection of first floor rear extension. **Comments – it is not clear from the block plan and map what exactly is proposed. The garage is missing on the block plan and it is thought that the maps are out of date.**

280. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

The applications determined by B&NES Council were received and noted.

281. OUTSTANDING APPLICATIONS

There were none.

282. ENFORCEMENT MATTERS

The information was noted.

283. HIGHWAYS ISSUES

It was agreed to defer the signage matter to the next meeting.

284. PARISH AND TOWN SITE ASSESSMENT TRAINING

*Background* - B&NES is preparing a new Local Plan through which the Core Strategy is being reviewed. The new Local Plan is being prepared alongside the West of England Joint Spatial Plan which will provide a new strategic planning context for all four West of England Districts 2016 – 2036.

*Parish Involvement* - B&NES is providing the opportunity for Parish Councils to be involved in working on the Local Plan by assessing HELAA sites to help inform which sites, if any, should be allocated in the Draft Local Plan. A Site Assessment Toolkit has been prepared to enable Parish Councils to undertake assessments of potential sites in their parish, which will be used to help draft the Draft Local Plan.

*Timetable* - Autumn 2018 – Local Plan Options Consultation (options for the location of new housing sites). May/June 2019 – a Draft Local Plan for public consultation.

*Training* – the training was looking through a ‘local character toolkit’ to assess the suitability of a site (or not) for development. We looked at:

- 1) Understanding the landscape setting – natural and visual factors – important nearby hills
- 2) Understanding the built settlement – land use around the site – lay out of roads
- 3) Understanding bulk character areas – types of dwelling

*Issues to look at*

- Site land forms that could influence the potential allocation of sites – flat/steep/historic remains
- Water and drainage on site
- Views – distinctiveness – important to the identity of the place (ours the Batch, Boxbury Hill)
- Vegetation – historic hedges, trees
- Ecology – habitats of animals/birds
- Walking to local facilities

*Conclusion* – the aim of the day was to prepare Councillors for assessing HELAA sites by training those present on how to use the Local Character Toolkit.

285. B&NES DRAFT SUPPLEMENTARY PLANNING DOCUMENT LOCAL LIST OF HERITAGE ASSETS

It was resolved that the Clerk will email the link to all Councillors for them to put forward any heritage assets in Paulton that they want to put forward.

286. DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **5<sup>th</sup> June 2018**.

The meeting closed at 8.06pm

Signed (Chairman): .....Date.....