

PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held on
Tuesday 4th September 2018 at 7.00pm held in the meeting room, Village Hall, Paulton

PRESENT: Councillors T Bridgeman, G Dix, H Howson (Chairman), J Luxton, C Mitchard and H Warren

IN ATTENDANCE: Jo Swift (Clerk), Councillor A Lyons and 1 member of the public.

321. APOLOGIES FOR ABSENCE

Councillors S Long and L Hardman

322. PUBLIC PARTICIPATION

A member of the public spoke about Greenhill Farm. The latest proposed plans show a reduced size house and the applicant feels that it is now appropriate for the size of plot. The plot has always been used as a vegetable plot/greenhouse. The grandmother wants to help her grandson by allowing him to build a house on the plot. A caravan will be put in place whilst the house is being built. The applicant reported that they had taken on board and considered all the comments made by PPC regarding the previous applications.

323. DECLARATIONS OF INTEREST

There was none.

324. CONFIRMATION OF MINUTES

Resolved – that the minutes of the meeting held on 7th August 2018 were confirmed as a true record and signed by the Chairman.

325. CONSULTATION ON PLANNING APPLICATIONS

(1096) 18/03549/AR – Red Lion , High Street, Paulton.

Display of illuminated and non-illuminated signs to the exterior of the building.

Suspend Standing Orders at 7.06pm to allow Councillor A Lyons. Meeting resumed at 7.08pm.

Object - the size and design is too imposing and the Parish Council would prefer a rectangular shape. The Parish Councils view is that there is no requirement for the sign on the front of the pub. The hanging sign is acceptable

(1076) 18/00614/FUL – Greenhill Farm, Britten's, Paulton.

Erection of 1no. dwelling on land adjacent to Greenhill Farm. **Support.**

326. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

327. HELAA

The sites are presently being assessed. The Clerk mentioned the Character assessment, it was agreed that this would be sent out to be actioned.

328. HIGHWAYS ISSUES

The following update was provided by B&NES, via email, the Clerk has gone back to B&NES regarding clarity over point 1 as it is not clear what this refers to.

1. *Stefan has reviewed the request listed in your email of the 4th July 2018 and confirm that it acceptable in highways terms. The team currently has a significant workload for this financial year. The list of works will be added to the forward plan and once he is able to allocate resource they will progress the costing for you. We do not consider it would be appropriate to appoint an outside resource to progress the scheme as the cost would be expensive for this type of work and will not deliver value for money. Whilst at this stage we are unable to confirm timescale we will endeavour to progress the works at the earliest opportunity.*
2. *Works at Plumtre will started this week, if the Parish can confirm there appropriate account I will arrange for the maintenance funds to be transferred.*
3. *Elm Road works will start once the Traffic Regulation order process is completed which should be in the next few weeks. The project manager will arrange for letters to be issued once the start date for the works has been agreed.*
4. *At the 5th June 2018 meeting I confirmed that the Ham lane steps needed a structural assessments by an external consultant. This has not been progressed, as I am concerned that there is a potential to incur significant fees without certainty of delivery. It was agreed at the meeting that:*
 - a. *The Winterfield Road Zebra should progress independent of the steps, the crossing location is well used and a Zebra is needed, the next stage will be engagement with adjacent owners and the Parish which will be issued within the next few weeks.*
 - b. *The steps need to progress, and I will ask the design team to review to establish there is a more cost effective design that will improve the existing arrangement.*

329. FINAL NOTICE

The notice was noted.

330. DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **2nd October 2018.**

The meeting closed at 7.30 pm

Signed (Chairman):Date.....