

PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held on
Tuesday 5th February 2019 at 7.00pm held in the meeting room, Village Hall, Paulton

PRESENT: G Dix, L Hardman, H Howson (Chairman) and H Warren.

IN ATTENDANCE: L Hosking (Admin), Councillors A Lyons, J Humphries (left at 7.19pm) and 3 members of public.

367. APOLOGIES FOR ABSENCE

Councillor J Luxton

368. PUBLIC PARTICIPATION

A member of public spoke about application (1114) Rocklands, Farrington Road, Paulton. Their drive is parallel to the site and on the brow of a hill, there is no sight line and there would be restricted vision for anyone exiting the site. There would be no access to pavement. They thought that the schools were oversubscribed and that once Bovis was completed that was it.

A second member of public agreed with the junction and crossing issues. Also concerned about the air quality and having another road along the back of their garden.

A member of the public wanted to provide some information regarding a future planning application at Ginko House. The new owners plan to demolish the house and farm buildings and replace them with two properties. One property will have two holiday units. They are currently liaising with neighbours and other properties serviced by the same access.

Councillor J Humphries spoke about (1114) Rocklands. The Design and Access statement suggests configuring the houses for home working to cut down on commuting. He commented that the problem is when planning permission is granted the houses will be sold to anyone. Recommended putting something in regarding this issue.

A comment was made that previous applications had been declined. L Hosking to investigate.

369. DECLARATIONS OF INTEREST

Councillor L Hardman advised that she was unable to comment or vote on application (1114) Rocklands as she and Councillor J Bull (BANES) had requested to bring the application before the Development and Management Committee.

370. CONFIRMATION OF MINUTES

Resolved – that the minutes of the meeting held on 8th January 2019 were confirmed as a true record and signed by the Chairman.

371. CONSULTATION ON PLANNING APPLICATIONS

(1111) 19/00076/FUL – Westbrook House, 1 Trinity Close, Paulton.
Erection of a single rear extension. **Support.**

(1112) 19/00142/FUL – China Garden, 13 Lilian Terrace, Paulton.

Change of use of takeaway (Use Class A5) to residential (Use Class C3). Installation of bay front window. **Support with comments. PPC would like the conservation report to be taken into account.**

(1113) 18/05634/REG03 – Paulton Childrens Centre, Plumptre Road, Paulton.

Full planning permission to replacing the existing roof with a raised pitched roof (as per the original planning approval). **Support.**

(1114) 18/05520/OUT – Rocklands, Farrington Road, Paulton.

Erection of 8no. dwellings.

Object –The pollution levels would be unacceptable. Paulton Parish Council agree with the response of highways and the objections in the arboriculture report. This is and overdevelopment for the size of the plot of land, the schools do not have the capacity for extra children and there is a localised flooding issue. The properties would overlook existing houses. There is a danger to the safety of pedestrians and drivers due to the bus stop and build out. The site is on a geological fault line.

372. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

373. OUTSTANDING APPLICATIONS

There were none.

374. HIGHWAYS ISSUES

There were none.

375. DATE OF NEXT MEETING

That the next meeting of the Planning and Highways Committee is scheduled to take place on **5th March 2019**

The meeting closed at 7.35pm.

Signed (Chairman):Date.....