

PAULTON PARISH COUNCIL

Minutes of the Planning and Highways Committee meeting held on
Tuesday 8th October 2019 at 7.00pm held in the meeting room, Village Hall, Paulton

PRESENT: T Bridgeman, G Dix, L Hardman, H Warren and H Howson (Chair)

IN ATTENDANCE: C Hall (Clerk), 2 members of public

451. APOLOGIES FOR ABSENCE

Apologies were not received from Councillor Z Escott.

452. PUBLIC PARTICIPATION

19/04017/FUL - Residents of Tennis Court Avenue have concerns that it will become a large property. Plans include 4 x off road parking spaces that will be difficult to get cars on and off. The large green space will go with the new property. All the properties in the road are semi-detached and a detached property is not in keeping. Concern that the planned development is too large for the site.

453. DECLARATIONS OF INTEREST

19/04301/PACOU - Councillor H Howson advised that she has previously been a client of the applicant's beauty business.

454. CONFIRMATION OF MINUTES

Resolved – that the minutes of the meeting held on 10th September 2019 were confirmed as a true record and signed by the Chairman.

455. CONSULTATION ON PLANNING APPLICATIONS

(1146) 19/04017/FUL – 36 Tennis Court Avenue, Paulton.

Erection of two storey three-bed detached house in garden.

Object – overbearing and not in keeping with the estate which is made up of semi-detached properties. The proposed property would be too large for the site with a small back garden which is out of keeping with the street. It would cause adverse harm to the residential amenity of the neighbours and would exclude light from property numbers 35, 36, 37 and 38. It does not enrich the street scene or respect local content and street pattern. It is out of character to the area to the detriment of the local environment. It would mount to serious cramming. Two previous applications for new housing on a larger space of land on the same road were declined.

(1147) 19/03984/OUT – Parcel 9176 Langley Lane, Paulton.

Outline planning application for small scale industrial units with associated works and access from Old Mills development.

Object – On greenfield land and although zoned for industrial use, more industrial units are not required for the following reasons: an enterprise zone plan to create many more industrial units and would be located across the road from this site. The Old mills Industrial Estate has at least 7 units which are vacant and the Purnells site where industrial units are planned, is a brownfield site which could take extra business units. Langley's Lane exits onto the A362 which is not fit to take any extra

traffic.

- (1148) 19/04301/PACOU – Parcel 3512 Bristol Road, Paulton.
Prior approval request for change of use of agricultural building to hotel accommodation (Use Class C1). **Support – If under the permitted development rights.**

456. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

457. OUTSTANDING APPLICATIONS

There were none.

458. HIGHWAYS ISSUES

There were none.

459. DATE OF NEXT MEETING

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

The meeting finished at 7.28pm.

Signed (Chairman):Date.....