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To: - Members of the Planning and Highways Committee: P Bancroft, K Ford, L Hardman, G Johnson, I Kilburn, R Norman, B Newton and K Paul.

You are summoned to attend a meeting of the **Planning and Highways Committee** to be held in the meeting room on **Tuesday 14 April 2026 at 7pm**.

The agenda for the meeting appears below.

It will be beneficial for members to visit the application sites prior to the meeting and also please allow sufficient time to study the plans before the start of the meeting.

THIS MEETING MAY BE FILMED OR RECORDED

PUBLIC SESSION

Prior to the commencement of the meeting, members of the public are invited to question the Council on local issues etc. Questions will be answered by the Chairman of the Committee or the Clerk. These persons will reserve the right to postpone making an answer until the following meeting in order to take advice or undertake research.

During this time, outstanding answers from previous meetings will be delivered.

The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting.

AGENDA

1. **APOLOGIES FOR ABSENCE**

To receive and accept apologies for non-attendance.

2. **DECLARATIONS OF INTEREST**

To receive any Declarations of Interest, including Disclosable Pecuniary Interests (DPI) on the agenda under Paulton Parish Council's Code of Conduct (adopted on 30th November 2021) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464.

3. CONFIRMATION OF MINUTES

That the Minutes of the meetings held on 10th March 2026 be approved as a correct record and signed by the Chairman.

4. CONSULTATION ON PLANNING APPLICATIONS

(1398) 26/00993/TCA – Hol Trinity Church, Church Street, Paulton.

Copper Beech, ID number 171585- Fell, tree is diseased.

Application Link: [Planning Application Details](#)

Comments submitted prior to meeting due to expiry date for comments and application being taken to the Planning Committee.

(1399) Spring House, Paulto Hill, Paulton.

Approval of reserved matters (details of layout, appearance, scale, access and landscaping) of application 24/04378/OUT (Erection of 1 no. dwelling (Outline Application with all matters reserved)).

Application Link: [Planning Application Details](#)

(1400) Rochelle, Tennis Court Avenue, Paulton.

Erection of side and rear extensions, raising the ridge height, and new detached garage/store following demolition of the existing garage/store.

Application Link: [Planning Application Details](#)

(1401) 26/01212/CDCOU – Paulton Post Office, Church Street, Paulton.

Prior approval request for the change of use of post office (Class E) to two bed flat.

Application Link: [Planning Application Details](#)

5. TO NOTE THE PLANNING APPLICATIONS DETERMINED BY B&NES

REFUSE

26/00002/Ful – Barnlea, Withy Mills, Paulton

Erection of healthcare practice.

PPC – Object with comments.

26/00454/TPO – The Vicarage, Church Street, Paulton.

Silver Birch T4 – fell, Catalpa T5 – fell, Hazel T6 – fell, Turkey Oak T12 -fell

PPC - Comments

PERMIT

26/00121/FUL – Ashford, Ham Lane, Paulton.

Erection of single storey side extension.
PPC – Support

6. OUTSTANDING APPLICATIONS

25/03044/OUT – Parcel 4330 Paulton Road, Paulton.

Outline planning application for the erection of up to 130 dwellings (including affordable housing), with public open space, landscaping, sustainable drainage system (SuDS), a vehicular access point and the demolition of a farm building. All matters reserved except for access.

Update requested – No reply

7. PENDING PLANNING APPLICATIONS

25/03347/FUL – Ashleigh House, High Street, Paulton.

Erection of 4 no. terraced dwellings (Class C3) and the conversion and extension of existing buildings to create 4 no. residential dwellings (Class C3) with associated vehicular access, associated parking and landscaping.

Target date extended to 30th April 2026

25/02196/OUT – Parcel 5378, Hallatrow Road, Paulton.

Outline permission for the erection of a care home (Use Class C2), access, car parking, servicing and other associated works, with consideration of layout, scale, and access.

Target date 24th December 2025

25/04630/VAR – 34 Spring Ground Road, Paulton.

Variation of condition 2 of application 15/00686/FUL (Erection of two storey side extension and rendering to existing house).

Target date 4th February 2026

26/00113/FUL – Old Mills Court, Old Mills, Paulton.

Erection of new commercial unit (Unit Class B2/B8).

Target date extended to 24th April 2026

26/00114/FUL – Old Mills Court, Old Mills, Paulton.

Erection of new commercial unit (Unit Class B2/B8).

Target date extended to 24th April 2026

8. APPEAL

26/00002/FUL – Barnlea, Withy Mills, Paulton.

Erection of healthcare practice.

PPC – Object with comments.

This application will be considered by the Planning Committee on the 15th April 2026.

9. B&NES PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT INTERIM

UPDATE

To discuss.

10. PLANNING VISION FOR SOMER VALLEY

Chairman to provide update on meeting.

11. HIGHWAYS

There are none.

12. DATE OF NEXT MEETING

The next meeting of the committee is scheduled to take place on **12th May 2026**.