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To: - Members of the Planning and Highways Committee: P Bancroft, K Ford, L Hardman, G Johnson, I Kilburn, D Mayo, 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 July 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. ELECTION OF CHAIRMAN 2026/2027

To elect a Chairman for the ensuing municipal year.

2. ELECTION OF VICE-CHAIRMAN 2026/2027

To elect a Vice-Chairman for the ensuing municipal year.

3. APOLOGIES FOR ABSENCE

To receive and accept apologies for non-attendance.

4. 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.

5. CONFIRMATION OF MINUTES

That the Minutes of the meetings held on 12th May 2026 be approved as a correct record and signed by the Chairman.

6. CONSULTATION ON PLANNING APPLICATIONS

(1403) 26/02206/FUL – Colchester House, Farrington Road, Paulton.

Erection of single storey rear extension.

Application Link: [Planning Application Details](#)

(1404) 26/01228/OUT – Parcel 6890, Old Mills, Paulton.

Erection of 1no dwelling.

Application Link: [Planning Application Details](#)

7. UPDATE – TREE WORK NOTICES

26/01671/TCA - Hill House , Winterfield Road, Paulton

English Oak T1 - fell. English Oak T2 - crown reduction of 2m to maintain size. English Oak T3 - crown reduction of 3m to maintain size.

Please see update from Arboricultural Officer emailed with agenda.

26/02082/TCA – 24 Victoria Terrace, Bath Road, Paulton.

Two very large Cherry trees, growing on boundary line – fell.

Following submission of the objection and comment by PPC, the Arboricultural Officer has advised that they have visited the site/trees and can confirm that they are structurally compromised by weak forks with included bark sufficient for the trees not to qualify for a Tree Preservation Order (and for their felling to be a reasonably responsible action in consideration of their proximity to other residences).

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

PERMIT

26/01137/FUL – Rochelle, Tennis Court Road, Paulton.

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

following demolition of the existing garage/store.
PPC – No objection

APPROVE

26/00487/RES - Spring House Paulto' Hill Paulton Bristol
Approval of reserved matters and discharge of condition 4 (details of layout, appearance, scale, access and landscaping) of application 24/04378/OUT (Erection of 1 no. dwelling (Outline Application with all matters reserved)) PPC – No objection with a comment that now the site has been cleared, the ecology report needs to be adhered to.

9. OUTSTANDING APPLICATIONS

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
Considered at Planning Committee meeting 15th April 2026. Case officer advises that they are in the process of sorting the legal agreement. Once this is agreed, the decision will be issued.

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
Case officer contacted for update. No reply received.

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 30th April 2026
The case officer has advised the applicant is trying to address comments from the Highways Team and they are awaiting revised information. The target date will likely be moved again to accommodate this.

10. PENDING PLANNING APPLICATIONS

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.
Target date has been extended to 8th July 2026.

26/00113/FUL – Old Mills Court, Old Mills, Paulton.
Erection of new commercial unit (Unit Class B2/B8).
Target date has been extended to 31st August 2026

26/00114/FUL – Old Mills Court, Old Mills, Paulton.
Erection of new commercial unit (Unit Class B2/B8).

Target date has been extended to 13th July 2026

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.

Target date has been extended to 7th August 2026

11. 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.

The case officer advises that they do not yet have a decision on the appeal.

12. HIGHWAYS

BRISTOL ROAD

To discuss the issue of speeding on Bristol Road.

13. DATE OF NEXT MEETING

The next meeting of the committee is scheduled to take place on **11th August 2026**.