

**Amy Pritchard**

---

**From:** Michael Evans [michevans@gmail.com]  
**Sent:** 30 November 2010 10:43  
**To:**  
**Cc:**



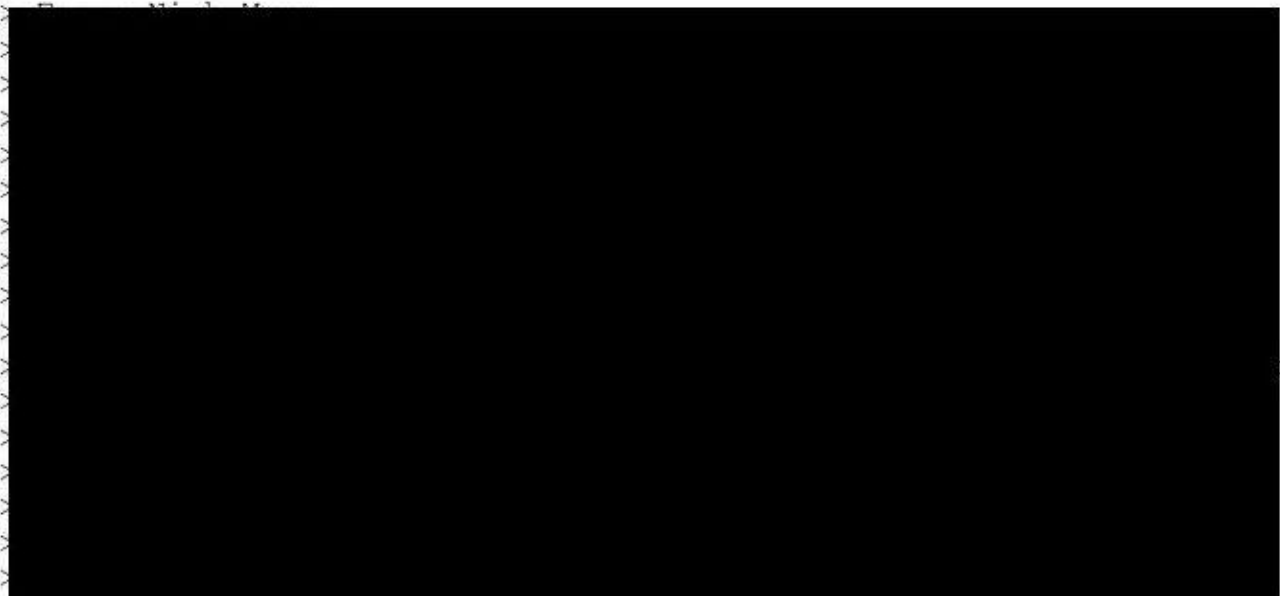
**Subject:** Re: Planning Application 10/04015/FUL Parcel 0058

I've asked for the 112 to be on the agenda of the NRTC Planning & Environment Committee on 13th December. Assuming it manages a quorum, it might be an opportunity for discussion.

Michael

On Mon, Nov 29, 2010 at 7:37 PM, rich <nardol@live.co.uk> wrote:

> I would just like to add my voice in agreement with the  
> objections. Clearly no one in planning has been in steam mills/redfield  
> road rd. at school run times to see the mayhem in traffic! I have to say  
> though, I'm not surprised. Baynes track record for planning is  
> abysmal. Pity our councillors aren't as protective as the keynsham ones  
>



o.uk

> Subject: Re: Planning Application 10/04015/FUL Parcel 0058

>

> Dear All

>

> After last week's inexplicable decision to approve the building of 112  
> houses on virgin land in Midsomer Norton it appears that Chris Watt's  
> comments at the hearing, which were basically ignored, are confirmed  
> by information coming out ( see  
> <http://www.insidermedia.com/insider/south-west/43171-> ). This  
> compounds the potential issue raised in point 2 below.

>

> I also include below my comments to our local Councillors written  
> after the meeting. If you agree with me that the process and  
> procedures to do with this planning application should be investigated  
> then please reply all and ask our Councillors to seek answers to these  
> questions.

>

> Regards

>

> Nick Mayo

>

>

>

>

> Chris/John

> I am writing to you as my Councillors to reinforce my objection to  
> today's approval for 112 new houses to be built on the land adjacent  
> to Withies Park/Cautletts Close/Furlong Close.

> I was genuinely horrified at what seemed to be a complete lack of  
> common sense, and dismissal of important considerations and views,  
> being demonstrated by the Planning Committee and would like to ask you  
> to investigate the following matters with the intention of "appealing"  
> this decision in whatever way is possible - perhaps with a judicial  
> review.

> 1. Chris, your input at the meeting today was succinct and sensible  
> and if I understood it properly you were saying that the parcel of  
> land should not be included in the Local Plan because it was slipped  
> in at the last minute in  
> 2007 and was therefore not included in the public consultation. This

> means that the question of building on this land has not been  
> consulted on properly, and that as there is shortly to be a review of  
> the Local Plan then the question over this land should be dealt with  
> within this review. If this is the case then surely the process has  
> not been followed according to the law? Can the local residents  
> therefore demand a judicial or other type of review?  
> 2. I wonder whether the Committee members had actually read the papers  
> for this application. The planning officer did not verbally mention  
> that there had been 99 written objections in the meeting. This is  
surely very relevant?  
> 3. The Committee members who voted for the application (who as far as  
> I could see were not local to MSN!) in effect basically argued that it  
> should be approved  
> a) because it was in the Local Plan and would be overturned on appeal  
> and  
> b) that it is needed to hit the target numbers for new houses.  
> Dealing with these in turn:  
> a) If the land should not have been in the Local Plan in the first  
> place then surely the fact that it is in the Plan is irrelevant,  
> thereby negating this reason? In fact using this reason presumably  
> compounds the illegality of a lack of consultation in the first place?  
> b) I expect the targets are the RSS targets (Regional Spatial  
> Strategy) imposed by the previous government and was a crucial reason  
> for the decision by the Committee. I understand on very good authority  
> that the new Local Communities Minister, Eric Pickles, wrote to all  
> Councils just last week stating clearly that the RSS is not to be used as  
> a consideration in any planning matters as it will be dealt with a  
> new Localism Bill due this month. This means that the targets from the  
> RSS should not be a reason for agreeing to this development. This was  
> not mentioned in the meeting and is potentially a serious omission by  
the Planning Officers.  
> It therefore seems that the two basic reasons for agreeing to this  
> application were:  
> i) Unintelligent following of the "Local Plan" when the land concerned  
> should not be included in the Local Plan in the first place, and  
> ii) Blindly following old targets that Councils have been explicitly  
> told to ignore.  
> Surely these are reasons enough to require some sort of review of this  
> decision?  
> Beyond this of course the fundamentals of why as a community we would  
> want to build on this land is beyond me:  
> - the land is part of an important water run off area and part of a  
> flood risk zone  
> - whatever the various agencies say the traffic impact will be a  
> nightmare  
> - why on earth would we sacrifice greenfield land when the local  
> brownfield sites are not yet used up? I fail to see the sense in  
> approving an application on land where there are many questions as to  
> its suitability and legality especially when the brownfield sites in  
> the locality are not being built on at the moment because the  
> developers cannot find a market for their houses (Paulton etc).  
> It just doesn't make any sense - except for the developer wanting to  
> add to their landbank for when the economy recovers.  
> I look forward to receiving your thoughts.  
> Kind regards

> Nick Mayo  
> PS Allowing only three minutes for each side of the argument seems  
> very mean!  
>  
>  
>  
>  
>  
> On 19 Nov 2010, at 12:01, Nick Mayo wrote:  
>  
> I have tried to access the files online and it won't let me in to the  
> associated documents. Anyone else struggling?  
>  
>  
>  
> On 18 Nov 2010, at 21:54, kenneth webster wrote:  
>  
> I write this e-mail in response to the message received on 12 November  
> 2010 regarding the Planning Committee due to be held at 1400 on  
> Wednesday 24 November 2010 at the Guildhall in Bath. One of the  
> reasons I have written this e-mail is because I have just returned  
> from Cornwall where I saw parts of the county ravaged by floods in  
> areas where the 'experts' said 'it would never happen'.  
>  
> The timing and location of the Planning Committee once again indicates  
> the total lack of concern for the strong feelings of the local people.  
> I note that much of the justification for this proposal is that it is  
> 'in accordance with the requirements of the Local Plan' - it is clear  
> that nothing in the plan is in accordance with the requirement of the  
> local community.  
>  
> Whilst it is obvious that Council Committee members and  
> representatives of the developer will be paid to be in attendance,  
> there is little opportunity for members of the community most affected  
> by this proposal to be present.  
> Whilst many of the residents surrounding this site are elderly and  
> unable to travel into Bath on a busy pre-Christmas trip, others are  
> working and unable to attend. I feel that, with the sheer volume of  
> objections to this proposal, BANES should show their commitment to  
> local people and bring the meeting to a local venue so that local  
> people can hear the proceedings and comment accordingly. I am positive  
> that if the Council really values the views of the local community  
> they would organise the meeting in Midsomer Norton at an acceptable  
> time e.g. evening, and bring the opportunity of involvement to the  
> people most affected by any decisions taken.  
>  
> It is interesting reading the comments made by the local authorities  
> such as Highways, Environment (Green Spaces) and the Education  
> Services on the Public Access site on the BANES website. I would  
> encourage any of the objectors to read their statements as it is worth  
> noting that if the development proceeds, those three organisations  
> will seek a combined payment, from the Developer, of £912,158.00.  
> Whilst I was under the impression that there would only be one  
> beneficiary of this development it appears that BANES would also  
> benefit to the tune of almost £1M. It would be very interesting to

> know whether the community surrounding the site would benefit from  
> this windfall or would it be absorbed into the BANES budget?

>

> I seek your urgent response to this request for a Planning Committee  
> change of location and time, and I would encourage any of those copied  
> into this e-mail to make a similar request if they feel so inclined.

>

>

> S Biggs

>

>

>

>

>>

>>

>>

>>

>>

>>

>> See attached document

>

>

>

>