

BLEADON PARISH COUNCIL

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Clerk to the Parish
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Minutes of a Meeting of the Planning Committee of Bleadon Parish Council held in the Coronation Hall Coronation Road Bleadon on Monday 14th March 2016 which commenced at 19.00 when the following business was transacted:

PRESENT Cllrs Hartree (Chair), D Chinn, I D Clarke C Findlay C Gutsell & M Sheppard and the Clerk Miss H Brinton

There were no members of the public present who wished to speak.

P58.1 To receive any apologies for non attendance

None received.

P58.2 To receive and approve the Minutes of the Parish Council Planning Committee Meetings held on Monday 8th February 2016.

Minutes were Received and Approved as accurate unanimously

P58.3 To receive any declarations of interest

None

P58.4 To consider the following planning applications:

Noted by council that none had been received

P58.5 To receive an update on the following outstanding applications:

15/P/167/O N Underhay	Outline permission for the erection of up to no 79 open market and affordable dwellings public open space and associated infrastructure. All matters reserved for subsequent approval except for means of access Land at Bleadon Hill Bleadon Appeal lodged by applicant due to non-determination. Report to Planning and Regulatory Committee for 09/03/16 recommended refusal. Full report can be found on NSC Planning Portal
15/P/2771/F Judith Porter	Change to 8 no units from ensuite B&B units to 8no separate residential (retrospective)

	<p>Purn Farm, Bridgwater Road, Bleadon BS24 0AN</p> <p>No update received</p>
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<p>15/P/2795/F TBA</p>	<p>Proposed replacement of outbuildings with new triple garage and work-home unit and garden store</p> <p>Marley House, Roman Road, Bleadon BS24 0AD</p> <p>Granted – neighbour withdrew objection as garage re-sited</p>
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<p>15/P/0983/O</p>	<p>Outline application with all matters reserved except access for upto 50no. dwellings with associated parking, hard/soft landscaping and open space, drainage and infrastructure</p> <p>Land at Wentwood Drive, Weston-super-Mare, BS24 9ND</p> <p>Updated outline planning permission now sought for up to 50 dwellings – revised from 60 as advised to BPC last year</p>
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The meeting was suspended to allow Cllr Porter to update.

In respect of 15/P/167/O, Cllr Porter confirmed that officers had recommended refusal but the applicant has gone directly to appeal. North Somerset Council is still following due process however and the council has voted to refuse the application because of Bleadon being an infill village; the development would seriously affect the character of the village; it is on the edge of an AONB and is not sustainable due to facilities and being in a reasonable position. Cllr Porter noted that four days have been put aside for the appeal in July or September and NSC will let him know when it is due to take place. The Chair noted his thanks to Cllr Porter because of the unanimous nature of the refusal of the planning application by councillors.

In respect of 15/P/0983/O, Cllr Porter reported that no decision had been reached although the reduction in number had been noted due to the results of a bat survey. The application is still in query with Highways and there is a 50/50 chance of approval because the area is vulnerable being in Weston on the hill.

The meeting was reconvened.

All other updates noted by council

P58.6

To review the following enforcement cases:

2015/0503	Land grid ref: 3389657991, Roman Road, Bleadon	Unauthorised mast (09/P/0107/F)	Previously investigated under 2015/0381 No update received
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2016/0011	Field O/S 9978, off Bleadon Road, Bleadon	Breach of conditions 13 and 17 attached to planning approval 10/P/0737/F relating to construction of roads and footpaths	Site visit done, no breach at time of visit. Contacted agent to remind of conditions
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		& the implementation of street lighting.	and operation times Formal confirmation of email received by Ian Gibson as read out at planning committee meeting of 8 th February
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Situation regarding cases was noted by council

P58.7

Appeals

1. **Appeal Ref:** APP/D0121/W/ 15/3139469
Appeal Description: Retention of temporary facilities at the golf course (pursuant to previous temporary permission 12/P/0418/F) as a permanent facility including existing building and the formation of car park area and access track
Appeal at: Agricultural Barn, Roman Road, Bleadon, BS24 0AD
Appeal by: Mr P Coleman

2. **Appeal Reference:** APP/D0121/W/ 15/3139466
Description: Conversion of existing golf clubhouse with ancillary manager's accommodation to residential.
Location: Bleadon Hill Golf Club, Haywood Park, Roman Road, Bleadon, BS24 0AD
Appellant: Mr P Coleman

Noted that no update had been received on either appeal

P58.8

Other business referred to the Clerk

Cllr Sheppard noted that at Blackstone Barns in Fakum Lane that the pre-application had been refused but a shed had still been built and there were cattle down there. There is also a storage tank and it seems an intention to put a house there.

On Purn Farm, Cllr Sheppard noted that the application for housing had said that the caravan would be replaced but she has seen there is now an advertisement for a caravan to let on the site. Cllr Porter indicated he would make NSC Enforcement Officers aware.

Cllr Clarke asked Cllr Porter if the applications as Yatton and Congresbury were going through. Cllr Porter confirmed that the authority was trying to maintain control but both areas are viable for development being in the plan and are sustainable. If there were not in, it would weaken the case for Bleadon Hill and the authority feels that it has no choice even though they do not agree with the developments so as to protect other sites. He further added that if the council had had five year's housing supply, the applications would have been turned down but currently, refusal would not stand up to inspection if these sites were turned down.

P58.9

Date of next Meeting – 11th April 2016 at 19.00.