

## **Planning Application Number 14/0687 - Marshalls Quarry Bleadon**

Bleadon Parish Council Planning Committee has no objection to the principal that outline planning permission should be granted for the mixed use scheme of 42 No dwellings at Bleadon Quarry Bridge Road Bleadon subject however to the following caveats :

- **That permission is granted for no more than a maximum of 42 No dwellings**

*The Parish Council accepts that there has been a significant reduction from the original planned number of 53 dwellings and does not wish to see a subsequent increase beyond 42 dwellings*

- **The suggested mix of light industrial and commercial units within a planned predominately residential area is not what the community requires**

*It is the view of the Parish Council that there is sufficient provision already within the village (Purn House Farm) with respect to light industrial and commercial units*

- **Serious consideration should be give to providing units that would accommodate use for Doctors Dentist and such like professions**

*The Parish Council believes this approach would thus support a green approach to reduce unnecessary migration to Weston-super-Mare.*

- **The Parish Council has already stated that the original proposed layout was not in keeping with the rural nature of Bleadon and is still of the view that more can be achieved to improve the revised layout especially in the proposed very limited shaded amenity space.**

*The village of Bleadon is in desperate need for more outside space for recreational purposes and this proposed development must play part in this need*

- **The Parish Council recognises the advantages in securing a safe pathway to and from the proposed development as an alternative to using Bridge Road however it also accepts that there is strong objection from locally affected residents on the grounds of safety and potential injury**

*The consensus is that any increase in foot or cycle traffic up this very narrow lane will cause conflict with the occupants, they feel that their privacy will be greatly disturbed and that there is potential for injury between cars accessing the lane and pedestrians using this route into the quarry development.*

- **The Parish Council has great concerns relating to the Bridge Road access to the development and is the view that further consideration needs addressed with regards to both ingress and egress.**

*It has been indicated in a letter by Mr David Tate of the 2<sup>nd</sup> of May indicates that substantial work will need to be carried out on Bridge road to avoid a conflict between cars and pedestrians all using this access way, The parish council is in favour of an upgrade to Bridge road which would include culverting the rhyne to enable the road to be widened, and a footpath/cycle path to be included for the full length of Bridge Road. There is also the issue of parking along Bridge Road, whilst some spaces for homes on Bridge road have been made available within the quarry site this would still leave a number of cars that have no option but to park on the road.*

- **The Parish Council wishes to have an active partnership role in the amount - type and allocation of the proposed social/affordable housing within this development.**

*It is the opinion of the Parish Council that people with ties to the village are given the opportunity of this housing this would indeed give those young people who have roots in the village the chance to stay in the area. Or indeed people who would like to return to the village to be closer to their families.*

- **Any future and agreed Section 106 Payments should fully mitigate against the proposed planning development which will undoubtedly have an impact on both the infrastructure of the village and its residents for many years to come**

*With a development of this size Bleadon will need to upgrade and update its community buildings. Both halls are in need of renovation and indeed it might be easier to demolish and start again which would be at a considerable cost. All the community buildings are already running at full capacity and a large influx of new parishioners would only add to this burden.*