

BLEADON PARISH COUNCIL

www.bleadonparishcouncil.gov.uk



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 8th September 2014, which commenced at 7.00 pm when the following business was transacted:

PRESENT Councillors M Orme (Committee Chairman) S Hartree C Morris M Sheppard and ex-officio member P J Skelley

Also in attendance were 6 Members of the public

P43.1 To receive any apologies for non attendance

None

P43.2 To receive the Minutes of the Planning Committee Meeting held on Monday 11th August 2014

Resolved that the Minutes of the Planning Committee Meeting held on Monday 11th August 2014 that had been previously circulated should be taken as read approved as being a correct record and signed as such by the chairman

P43.3 To receive any declarations of interest

None

P43.4 To consider the following planning application

14/1786	Proposed alterations to include creating a recessed main entrance with ramp and changing a doorway to a window on the east elevation. Create a new doorway on the north elevation to improve access toilet facilities and internal circulation to village hall Bleadon Village Halls Coronation Road	The Planning Committee having viewed the proposals both by plan and on site were happy to recommend their acceptance
14/1839	Prior notification for erection of an agricultural building Land south of Shiplate Road Bleadon	The Planning Committee had no objections to this prior notification

14/1850	<p>Prior notification for the construction of a new entrance and track to provide vehicular access to agricultural</p> <p>Land to the north of Roman Road Bleadon</p>	<p>The Planning Committee had no objections to this prior notification</p>
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P43.5

To receive an update on the following outstanding applications

14/0559	<p>Retrospective application for change of use from tourism use to annexed accommodation</p> <p>Lake Farm Shiplate Road Bleadon Weston-super-Mare BS24 0NY</p>	<p>Recommendation was to approve</p> <p>Awaiting decision from NSC</p>
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14/0605	<p>Application for Lawful Development Certificate for existing use of land for stationing of touring caravans during the month of 10th January to 10 February each year</p> <p>Purn Holiday Park Bridgwater Road Bleadon BS24 0AN</p>	<p>Certificate of Lawfulness Approved 06/09/14</p>
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14/0687	<p>Outline Planning Permission for the mixed use scheme of 42 No dwellings and 500 sq.m of employment floor space with details of access for approval; with landscaping layout scale and appearance to be reserved for subsequent approval.</p> <p>Bleadon Quarry Bridge Road Bleadon</p> <p>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 :</p> <ul style="list-style-type: none"> • That permission is granted for no more than a maximum of 42 No dwellings <p><i>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</i></p> <ul style="list-style-type: none"> • The suggested mix of light industrial and commercial units within a planned predominately residential area is not what the community requires <p><i>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</i></p> <ul style="list-style-type: none"> • Serious consideration should be give to providing units that would accommodate use for Doctors Dentist and such like professions <p><i>The Parish Council believes this approach would thus support a green approach to reduce unnecessary migration to Weston-super-Mare.</i></p> <ul style="list-style-type: none"> • 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. <p><i>The village of Bleadon is in desperate need for more outside space for</i></p>
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	<p><i>recreational purposes and this proposed development must play part in this need</i></p> <ul style="list-style-type: none"> • 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 <p><i>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.</i></p> <ul style="list-style-type: none"> • 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. <p><i>It has been indicated in a letter by Mr David Tate of the 2nd 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.</i></p> <ul style="list-style-type: none"> • 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. <p><i>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.</i></p> <ul style="list-style-type: none"> • 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 <p><i>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.</i></p>
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14/0868	<p>Erection of a single storey rear extension following the demolition of the existing rear extension</p> <p>Purn Villa Purn Way Bleadon</p>	<p>19/05/14</p> <p>Under consideration by NSC</p>
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14/1611	<p>Erection of two storey extension to side elevation</p> <p>1 Manor Grange Bleadon BS24 OQG</p>
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	<p>The Planning Committee recommended a site visit and as a result the following recommendation yet to be ratified was agreed :</p> <p>The Planning Committee recommends Refusal for the following reason:</p> <ul style="list-style-type: none"> • The proposed development would be out of scale and proportion in relation to neighbouring properties and would therefore be incompatible with the open aspect of the street scene • If approved would set a precedent whereby a similar development could be sought for the house on the east side of the road (10 Manor Grange) which would then create a narrow “tunnel-effect” when entering the road and destroy the open aspect of the area • The proposed development is within 1 metre of the east side of the property and almost abuts the highway. It is believed this contradicts a legal covenant on all properties in Manor Grange which states that any alteration must be within the footprint of the original building. It is believed that this condition was applied by the Local Planning Authority to the original development in order to maintain the open aspect of the area
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14/1519	<p>Installation of a ground floor based solar panel array within the garden area of the existing dwelling</p> <p>Windrush The Bungalow Roman Road Bleadon</p>	<p>Approved 05/09/14</p>
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P43.6 To review the following enforcement cases

13/0135	<p>Unauthorised waste material</p> <p>Land at Accommodation Road</p>	<p>On-going investigations – monitoring site to assess whether additional material being deposited</p>
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13/0354	<p>Unauthorised Works – stone wall removed and dumped in a field</p> <p>23 Coronation Road</p>	<p>On-going Investigation as there is more than one breach</p>
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13/0585	<p>B&B Accommodation have been changed and occupied and occupied as permanent flats/bedsits</p> <p>Purn Farm Bridgwater Road Bleadon</p>	<p>Yet to be investigated</p>
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P43.7 Appeals

13/0854	<p>Solar photovoltaic (PV) array and ancillary development</p> <p>Land at South Hill Farm Bridgwater Road Bleadon</p>	<p>Refused 21/08/13 Appeal Refused 04/08/14</p>
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P43.8 Other business referred to the Clerk

P43.9 Date of next Meeting – 13th October 2014