

BLEADON PARISH COUNCIL

www.bleadonparishcouncil.gov.uk



Clerk to the Parish

Bruce Poole

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Prior to the formal commencing the Chairman explained to the gathering – some 82 members of the public in attendance – how he planned to run the meeting in order for as many people present as possible have an opportunity to speak on **Planning Application 15/P/0167/O**. He did request that all questions and comments be pertinent to the subject matter in question and that speakers avoided unnecessary repetition.

He then proceeded to introduce District Councillors Elfan Ap Rees Terry Porter and Peter Bryant all of whom spoke on the said planning application as to how members of the public might object to the application. The following members of the public also spoke Mesdames S Thorn & D Richardson Messrs M Ripley representing some 10 other residents G Spratt M Williams J Wilmot and J Ley-Morgan.

The Chairman thanked everyone present for attending and he assured them that the Parish Council would most certainly listen to their views.

Minutes of a Meeting of the Planning Committee of Bleadon Parish Council, held in the Coronation Hall Coronation Road Bleadon on Monday 9th February 2015 which commenced at 7.00 pm when the following business was transacted:

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

Also in attendance were Councillors I D Clarke K Pyke together with District Councillors Elfan Ap Rees Terry Porter and 82 members of the public.

P48.1 To receive any apologies for non attendance

None

P48.2 To receive the Minutes of the Planning Committee Meeting held on Monday 12th January 2015

Resolved that the Minutes of the Planning Committee Meeting held on Monday 12th January 2015 that had been previously circulated should be taken as read approved as being a correct record and signed as such by the Committee Chairman

P48.3 To receive any declarations of interest

None

To consider the following planning application

15/089/F J Porter	Erection of a dwelling to include a detached car port/bin cycle and garden store following the demolition of existing dwelling Wonderstone Cottage Shiplate Road Bleadon	Agreed on a site meeting
15/117/F T French	Replacement of existing 17.3m high monopole with 17.3m monopole with multiband antennas 6 x RRU's 300mm transmission dishes affixed to monopole and ancillary development	Noted that it was statutory application and no further comment was required
15/143/PDA A Norris	Prior notification of erection of agricultural building Land to the south of Bridgwater Road North West of Purn Farm Bleadon	Agreed on a site meeting
15/165/F D Battrick	Erection of replacement garage store and conservatory Raise section of roof at rear and erect dormers Wragby Hall Hilcote Weston-super-Mare	Agreed on a site meeting
15/167/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	
	<p>It was agreed that as this application was considered to be a major application it would be reviewed by the full council. Parish Councillors in attendance were Mrs P J Skelley Council Chairman Mr Miles Orme Planning Committee Chairman supported by Mesdames I D Clark M E Sheppard Messrs R House C Morris K Pyke and the Parish Clerk Mr B Poole</p> <p>The Parish Council strongly objects to this proposed planning application on the following grounds :</p> <ul style="list-style-type: none"> ➤ The proposed development is outside the development boundary of both Bleadon Parish Council and that of Weston-super-Mare Town Council ➤ It is in an AONB – Area of Outstanding Natural Beauty ➤ It is an SSSI – Scientific Site of Special Interest ➤ The access to the land is extremely difficult with very poor visibility and on a road where it is almost impossible for two cars to pass ➤ Inadequate public transport facilities which will only increase and be exacerbated by a further housing development 	

	<ul style="list-style-type: none"> ➤ No immediate local facilities such as shops school doctor or indeed employment which will by necessity see a daily migration of vehicles and thus increase carbon pollution ➤ There are no footpaths within the vicinity of this proposed development thus increasing the potential hazard for pedestrians ➤ This proposal if allowed would destroy the current green belt lung between the community of Bleadon and that of Weston-super-mare which has always been clearly different in its individual identity. ➤ The Hamlet of Hilcote would be badly effected by this unnecessary proposal ➤ It is clearly overdevelopment of the site ➤ There is no street lighting at present and further lighting from a development of this size would increase light pollution ➤ Because of the current agricultural nature of the land it has a natural fall off which would be adversely effected by additional hard landscape areas which would then impact on a drainage system which is not currently fit for purpose ➤ Any proposed development would destroy the much valued fauna and flora currently situated in and on this agricultural land ➤ Due to the proposed development location it would be highly visible and therefore detract from the current views of the Mendip Hills ➤ The developer states that this development will help towards the much needed housing in the locality. Bleadon already has an approved application for 49 houses on a Brown Field Site and it is not therefore necessary to take much valued agricultural land. ➤ Site of an ancient burial ground ➤ Church Commissioners covenant on part of the land which states only 5 properties per acre are permitted to be built. This proposed development far exceeds that restriction
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15/182LB S Campbell-Smith	<p>External repairs to include replacing slates to rear elevation timber treatment and install roof insulation. Internal works to replace storm damaged lath and plaster ceilings to rear bedrooms landing and rear extension replace electrics and decorate</p> <p>Purn House Farm Purn Way Bleadon</p>	Recommended approval
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P48.5

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>	Approved
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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>	Approved
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14/0868	Erection of a single storey rear extension following the demolition of the existing rear extension Purn Villa Purn Way Bleadon	
14/1955	Prior approval for the change of use from Agricultural Building to three dwellings within use class C3 plus associated operational development comprising erection of a first floor extension to north east elevation together with a new roof to replace existing and replacement doors and windows South Hill Farm Bridgwater Road Bleadon	Approved
14/2175	Erection of a single storey dwelling Rear of Mulberry Cottage Mulberry Lane Bleadon	Refused
14/2195	Erection of an agricultural storage barn Land off Roman Road Bleadon	Approved
14/2557	2 x Poplar Trees – to fell Bleadon Hill Golf Club Haywood Park Roman Road Bleadon	

P48.6 To review the following enforcement cases

13/0585	B&B Accommodation have been changed and occupied and occupied as permanent flats/bedsits Purn Farm Bridgwater Road Bleadon	Noted that this matter had been superseded by a planning application
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P48.7 Appeals

P48.8 Other business referred to the Clerk

P48.9 Date of next Meeting – 9th March 2015