

BLEADON PARISH COUNCIL

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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 9th November 2015 which commenced at 7.00 pm when the following business was transacted:

PRESENT Councillors I Gibson Council Chairman Mesdames I D Clarke C Findlay C Gutsell & M Sheppard , Cllr S Hartree together with the parish clerk Miss H Brinton.

There were eight members of the public present including a representative for item 15/P/2484 and a reporter from the Weston Mercury

P54.1 To receive any apologies for non attendance

None

P54.2 To receive and approve the Minutes of the Parish Council Planning Committee Meetings held on Monday 12th October 2015.

Received and Approved

P54.3 To receive any declarations of interest

None

P54.4 To consider the following planning applications:

15/P/2304/F Mike Cole	Change of use of land from a mixed use of agriculture and seasonal car boot sales to use as a Holiday Lodge caravan site Land at Accommodation Road BS24 0AP
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It was noted that this development is on a flood plain. Vehicular access issues including the junction were discussed and it was noted that District Councillor Ap Rees had made a commitment to discuss the issue with Highways. As a pre-condition Committee noted that the developer should contribute to sorting out the traffic issues.

15/P/2317/F Angela Norris	Application to remove condition 6 attached to planning permission 10/P/0611/F (demolition of existing dwelling and erection of a single-storey replacement dwelling) to allow for non compliance with condition relating to code for sustainable homes Plot adjacent to Hyspotte, Hillcote, Bleadon Hill, Weston-super-Mare, BS24 9JU
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Cllrs asked what condition 6 actually was since the development was not part of Bleadon when the application went through.

15/P/2457 /LDE To be allocated	Certificate of lawful use for the existing barn conversion (approved as holiday accommodation 99/0711) as a separate private dwelling Woodlands Farm, Shiplate Road, Bleadon BS26 2XA
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Cllrs had no comments to make.

15/P/2484 /F To be allocated	Demolition of existing dwelling and erection of replacement dwelling Rosemount, Hillcote, Weston-s-Mare BS24 9JT
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The meeting was suspended to allow a member of the public to speak in support of the application.

The meeting was reconvened. Cllrs made no objections.

P54.5

To receive an update on the following outstanding applications :

<p>15/167/0 N Underhay</p>	<p>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</p> <p>Land at Bleadon Hill Bleadon</p>
	<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 ➤ 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

It was noted that this application was ongoing and that Highways who had the main objection appear to have disregarded the pinch point as evidenced by an internal memo. Cllr Findlay noted a traffic survey had been done to prove there would be no increase in traffic and asked who had done this survey and should the Parish Council do its own? Allegedly the survey was completed in the rush hour. Should the objection on this ground be re-instated?

The meeting was suspended at 19.25 to allow Cllr Terry Porter from NSC to speak regarding an update on this application.

The meeting was restarted at 19.32.

Cllr Hartree moved that the next five items be taken as read. Unanimously agreed.

15/1529/F	Change of Use from mixed use of residential (C3) and retail (A1) to 1 no residential dwelling (C3) Bleadon Hill Golf Club Haywood Park Roman Road Bleadon	Refused 21/10/2015 The Parish Council expressed its disappointment how this development over a period of years has crept from a Club House to a residential dwelling – something it has always been convinced this was the end-game by the applicant
15/1961/F	Erection of single storey extensions to existing clubhouse/swimming pool Purn Holiday Park Bridgwater Road Bleadon	Granted 14/10/2015
15/0660/F	Agricultural barn, Roman Road, Bleadon, BS24 0AD 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	Granted with conditions 21/10/2015
14/2304/MMA	Variation of condition no.14 of planning permission 09/P/0217/F - (Erection of a two storey rear extension to provide 8 en-suite holiday bed and breakfast units to existing building -C1 use) to allow all 8no. bed and breakfast units to have unrestricted residential occupation with the continued use of 2no. disabled access units on the ground floor to be retained for holiday lettings between Easter and the end of September Purn Farm, Bridgwater Road, Bleadon, BS24 0AN	Application withdrawn
15/P/1617/CUPA	Prior approval for the change of use from an agricultural building and land to a single dwelling within use class C3, plus associated operational development comprising the insertion of windows and doors on all elevations Agricultural Barn at Lake Farm, Shiplate Road, Bleadon, BS24 0NY	Granted 23/10/2015

P54.6

To review the following enforcement cases

None received by the clerk

P54.7 Appeals

None received by the clerk

P54.8 Other business referred to the Clerk

None referred to the clerk

P54.9 Date of next Meeting – 14th December 2015

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