

# BLEADON PARISH COUNCIL

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Clerk to the Parish

**Bruce Poole**

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**Minutes of a Meeting of the Planning Committee of Bleadon Parish Council** that was held in the **Coronation Hall Coronation Road Bleadon** on **Monday 19th May 2014** which commenced at **7.00 pm** when the following business was transacted.

**PRESENT** Councillors M Orme (Committee Chairman) Mesdames P J Skelley & M Sheppard Messrs I Findlay S Hartree R House C Morris & K Pyke.

Also in attendance were 13 Members of the public and a reporter from the Weston Mercury

**P38.1 To receive any apologies for non attendance**

Councillor Mrs I D Clarke and the Parish Clerk Mr B Poole

**P38.2 To receive the Minutes of the Planning Committee Meeting held on Monday 12<sup>th</sup> May 2014**

**Resolved that the Minutes of the Planning Committee Meeting held on Monday 12<sup>th</sup> May 2014 that had been previously circulated be taken as read agreed as being a true and correct record and as a result signed as such by the Committee Chairman Miles Orme**

**P38.3 To receive any declarations of interest**

Councillor Rob House in respect to Planning Application 14/0868 being the applicant

Prior to the formal consideration of the planning applications Councillor C Morris was invited to give a brief slide presentation in order to set the scene for Planning Application Number 14/0687

The Chairman then invited members of the public to make any comments they wished to make in respect to the Outline Development Application.. Issues raised were traffic volume/road safety in Bridge Road/A370 access via Mulberry Lane number of dwellings proposed house designs (eg some Mews style properties considered inappropriate in this setting).

**P38.4 To consider the following planning application**

<b>14/0687</b>	<p>Outline Planning Permission for the mixed use scheme of 53 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><b>The Parish Council is fully in favour of this development however the application in its present form is not acceptable and should therefore be refused for the following reasons:</b></p>
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<p><b>14/0687</b></p>	<ul style="list-style-type: none"> <li>• Whilst it is understood that the developer has to make the project commercially viable in its present form there are too many dwellings and should be dramatically reduced.</li> <li>• The proposed number would have a detrimental effect on the fabric and current ambiance of the village.</li> <li>• The layout gives the impression of being crammed in with very little green space</li> <li>• As the location is a quarry environment with high stone rock on three sides more emphasis should be given to improving the visual aspect for the intended properties</li> <li>• Two of the proposed dwellings are outside the village fence</li> <li>• Insufficient amenity space with the current proposals badly sited due to shadowing from the rock face and as such very unappealing</li> <li>• Insufficient evidence of the traffic impact on the village and requires more clarification</li> <li>• The presented traffic survey does not fully understand the needs of the village. Any development within this area must improve the access along Bridge Road both for traffic movement pedestrians and cyclists. In this respect the Parish Council would wish to see the rhyne culverted and moved into the field in order for the road to be improved. Access at the junction of Bridge Road and the A370 needs improving</li> <li>• Mulberry Lane is not considered to be a suitable access road to the development</li> <li>• The Parish Council would wish to be involved in the allocation process for the Social Housing proposed to ensure that the needs of the village residents are paramount in the first instance</li> <li>• Clarification is required as to the style of the “Mews” properties</li> <li>• Clarification of the size proposals for the industrial use as there is conflicting information (1744 sq.mts. on the application 1535 sq.mts on the plan and 500 sq.mts in a letter) and evidence used to suggest that these suggested units are needed</li> <li>• If an employment is needed for this development then something more suitable should be suggested so as to be of benefit to the community such as medical and professional services</li> </ul>
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<p><b>14/0866</b></p>	<p>Erection of a two storey and single storey front extension to include dormer style windows to the front and side elevations and a Juliet balcony to the front elevation</p> <p>8 Coronation Road Bleadon</p>	<p>The Planning Committee recommended approval of this application but ask North Somerset to check the following :</p> <ul style="list-style-type: none"> <li>• Percentage increase in floor area from the original build</li> <li>• Re-check the dormer window design</li> </ul>
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Councillor Rob House left the meeting for a short while whilst the following application was discussed

<p><b>14/0868</b></p>	<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>The Planning Committee recommended approval</p>
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Councillor Rob House returned to the meeting

<b>14/0962</b>	Erection of a two storey and a single storey extension  Hillside Farm Mearcombe Lane Bleadon BS24 0NZ	The Planning Committee had no objections to this application.
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**P38.5**

**To receive an update on the following outstanding applications**

<b>14/0559</b>	Retrospective application for change of use from tourism use to annexed accommodation  Lake Farm Shiplate Road Bleadon Weston-super-Mare BS24 0NY	Recommendation was to approve
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<b>14/0605</b>	Application for Lawful Development Certificate for existing use of land for stationing of touring caravans during the month of 10 <sup>th</sup> January to 10 February each year  Purn Holiday Park Bridgwater Road Bleadon BS24 0AN	Recommendation was to approve
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<b>14/0609</b>	Application for Certificate of Lawful development for the existing use of a static caravan as a permanent residential dwelling  Purn Holiday Park Bridgwater Road Bleadon BS24 0AN	Recommendation was to approve
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**P38.6**

**To review the following enforcement cases**

<b>14/0188</b>	Unauthorised works – CCTV cameras on the Radio Shack  Street Record Roman Road Bleadon	Currently being investigated
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<b>13/0135</b>	Unauthorised waste material  Land at Accommodation Road	On-going investigations – monitoring site to assess whether additional material being deposited
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<b>13/0354</b>	Unauthorised Works – stone wall removed and dumped in a field  23 Coronation Road	On-going Investigation as there is more than one breach
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<b>13/0585</b>	B&B Accommodation have been changed and occupied and occupied as permanent flats/bedsits  Purn Farm Bridgwater Road Bleadon	<b>Yet to be investigated</b>
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**P38.7**

**Appeals**

<b>13/0854</b>	Solar photovoltaic (PV) array and ancillary development  Land at South Hill Farm Bridgwater Road Bleadon	<b>Refused 21/08/13</b>
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<b>13/0854</b>	Continued.....	<b>Appeal Lodged APP/D0121/A/13/22018198 31/12/13</b>  The Planning Committee previous comments has been submitted to the Planning Inspectorate
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**P38.8**

**Other business referred to the Clerk - None**

**P38.9**

**Date of next Meeting – 9<sup>th</sup> June 2014**

- Whilst it is understood that the developer has to make the project commercially viable in its present form there are too many dwellings and should be dramatically reduced.
- The proposed number would have a detrimental effect on the fabric and current ambiance of the village.
- The layout gives the impression of being crammed in with very little green space
- As the location is a quarry environment with high stone rock on three sides more emphasis should be given to improving the visual aspect for the intended properties
- Two of the proposed dwellings are outside the village fence
- Insufficient amenity space with the current proposals badly sited due to shadowing from the rock face and as such very unappealing
- Insufficient evidence of the traffic impact on the village and requires more clarification
- The presented traffic survey does not fully understand the needs of the village. Any development within this area must improve the access along Bridge Road both for traffic movement pedestrians and cyclists. In this respect the Parish Council would wish to see the rhyne culverted and moved into the field in order for the road to be improved. Access at the junction of Bridge Road and the A370 needs improving
- Mulberry Lane is not considered to be a suitable access road to the development
- The Parish Council would wish to be involved in the allocation process for the Social Housing proposed to ensure that the needs of the village residents are paramount in the first instance
- Clarification is required as to the style of the "Mews" properties
- Clarification of the size proposals for the industrial use as there is conflicting information (1744 sq.mts. on the application 1535 sq.mts on the plan and 500 sq.mts in a letter) and evidence used to suggest that these suggested units are needed
- If an employment is needed for this development then something more suitable should be suggested so as to be of benefit to the community such as medical and professional services