

BLEADON PARISH COUNCIL

www.bleadonparishcouncil.co.uk



Marian Barber, Clerk to the Parish Council, Coronation Hall, Coronation Road, Bleadon BS24 0PG
Tel: 07453 358318 Email: parishclerk@bleadonparishcouncil.co.uk

DRAFT minutes of the meeting of the Planning Committee held at 7pm on 12th July 2018.

Present: Cllrs Hemingway (Chairman), Hartree, Sheppard, Richardson, Blezard and Selway.
Clerk: Marian Barber.

Eight members of the public were present.

P69.1 To receive any apologies for non-attendance.

Apologies received from Cllr Scarisbrick, Cllr Baines and District Cllr Porter.

P69.2 To receive any declarations of interest.

None declared.

P69.3 To invite public participation. (Cllr Richardson arrived during this item)

Regarding item P69.6, a parishioner was concerned that the Parish Council had not opposed the original application although there were many local objections. Points raised were that it is not a brownfield site – the stable on the land was approved on appeal and was required to be of a low level and screened. The footpath on the land should not be moved – it is a very well-used amenity and provides pleasant views. The parishioner asked that the Parish Council submit an objection to the Planning Inspectorate.

Also on item P69.6 a second parishioner echoed the views previous speaker and raised the fact that there were anomalies in the information shown on the documents on the planning website.

P69.4 Exchange of information between Councillors

None exchanged.

P69.5 To Approve the Minutes of the Planning Committee Meeting held on 6th November 2017.

The meeting planned for 4th December 2017 was cancelled on 28th November 2017.

APPROVED unanimously. Proposed: Cllr Hartree. Seconded: Cllr Sheppard

P69.6 To Consider the following planning Appeal:

Application 17/P/1484/F – Land adjoining Edgehill, Celtic Way – refused October 2017.

Appeal Ref – APP/D0121/W/18/3200632 – start date 8th June 2018.

There were a number of points discussed relating to the public footpath, the land use, and drainage. The land in question is adjacent to Mendip Croft and not Edgehill so development rights do not apply. It is outside the settlement boundary and adjacent to the AONB. The plans show a building that would be visible from the road .

[the meeting was adjourned at 7.12pm to move from the Coronation Hall. [the meeting was re-convened at 7.15 in the Jubilee Room.]

It is unacceptable to move the well-used footpath from its current position making pedestrians walk along the road. A document on NSC planning website says that the footpath will not be moved, but the plan indicates it would be moved. The building would be outside the settlement boundary.

It was AGREED that the Parish Council would submit an objection to the Planning Inspectorate on the following grounds:

Detriment to pedestrians using the public footpath, which is heavily used by locals and visitors alike – and any diversion would also be detrimental.

Not adjacent to Edgehill.

Anomalies in the Ecology report, which uses 2009 data as evidence; horseshoe bat forage areas are confirmed at Purn Way and so a new ecological survey should be undertaken.

Visual detriment to the AONB; original stables application refused but allowed on appeal with conditions relating to height and screening.

Potential for light pollution.

Entrance and exit are on a blind corner and no amelioration is evident.

Drainage and run-off – rainwater already pours down Celtic Way and there is no attenuation evident in the plans.

It is thought that the Church of England has the mineral rights in this area and may therefore have an interest.

P69.7 To Consider the Application for modification of the Definitive Map – Claimed Restricted Byway, Bridewell Lane via Christon Plantation.

NSC are consulting on the claim that certain routes currently designated as bridleways should in fact be restricted byways. Comments to be made by 14th August 2018.

It was suggested that a restricted byway could be resurfaced for cyclists which would be detrimental to horseriders.

Motion – to object to the modification. Proposed Cllr Hemingway, Seconded Cllr Sheppard. **APPROVED** four in favour, two against.

P69.8 To Consider the following planning Application.

18/P/3165/FUL Siting of five holiday lodges with associated garages at Mendip Model Racing Club, Accommodation Road.

Councillors had visited the site and understand that visitors to the Club camp (tent and caravan) at various events throughout the year. Councillors questioned the need for a garage at a holiday lodge.

It was **AGREED** to comment in support the application for holiday lodges but with an objection to the associated garages.

P69.9 To agree the date of next meeting.

The next meeting is scheduled for 22nd October 2018.

The meeting closed at 7.55pm