

# BLEADON PARISH COUNCIL

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Clerk to the Parish  
**Maria Bird**

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Minutes of the meeting of Bleadon Parish Council Planning Committee held in the Coronation Hall, Bleadon, which commenced at 7.30pm on Monday 6th November 2017 when the following business was transacted.

**Present:** Councillors Ray Blezard, David Chinn, Richard Dobson, Steven Hartree and Kathy Strong

Clerk Maria Bird; District Cllr Terry Porter

Four members of the public were present.

**P68.1      To appoint a Chairman of the Planning Committee.**

**It was resolved** to elect Cllr Richard Dobson as Chairman.

**P68.2      To appoint a Vice Chairman of the Planning Committee.**

**It was resolved** to elect Cllr Kathy Strong as Vice Chairman.

**P68.3      To confirm the appointment of Councillors as members of the planning committee.**

**It was confirmed**, Cllr Ray Blezard, Cllr David Chinn, Cllr Richard Dobson (Chairman), Cllr Steven Hartree and Cllr Kathy Strong (Vice Chairman) to be members of the planning committee.

**P68.4      To consider and agree the terms of reference for the Planning Committee, which will be presented to the full council on Monday 13<sup>th</sup> November 2017.**

Reference was made to the Standing Orders in regards to the delegated powers of the planning committee where it states 'Committees and sub-committees can only make recommendations to the full Council and do not have the delegated powers to make resolutions. The only exception to the above shall be in respect of the Planning Committee in circumstances where a decision is required by the Planning Authority before the date of the parish council's next meeting and in each case, the Planning Committee shall have delegated powers to make and process a decision.'

**It was resolved** to approve the terms of reference subject to a review and update of the planning policy statements and a clearer explanation of the committees delegated powers.

**P68.5      To receive any apologies for non-attendance.**

There were no apologies for non-attendance.

**P68.6      To receive any declarations of interest.**

No declarations were received

**P68.7      To invite public participation – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public***

*may participate during the meeting. (Please note that the Committee is unable to make any formal decisions under this item)*

A Parishioner highlighted that there are currently no horse and rider cautious signs around the village or from the bridle way onto the A370 and roads are becoming dangerous for Horse Riders to cross. The Planning Committee Chairman Richard Dobson will discuss in more detail with the Parishioner and the Clerk to add this onto the Full Parish Council meeting in December.

District Cllr Porter provided an update on the planning application 17/P/2342/F The Granary (Formerly Peacock Manor). This access was initially highlighted to him in August 2015, where he highlighted this to NSC enforcement team at the time. He highlighted that NSC Highways have not made any objections and have suggested alterations to planning application 17/9/2342/F.

A Parishioner highlighted wet paint on the Allotment gates. The Clerk will speak to the Village Ranger.

District Councillor Porter left the meeting.

**P68.8**      **Exchange of information between Councillors** *(Please note that the Committee is unable to make any decisions under this item)*

The Chairman Cllr Dobson summarised the CPRE AGM meeting he attended and will write up notes and circulate to fellow Cllrs.

**P68.9**      **To consider the following planning applications:**

17/P/2278/O Land Adjacent to RIVERMEAD, Purn Way, Bleadon, Weston-super-Mare, BS24 0QF Outline application for the erection of a single dwelling house and garage, with matters of access and layout to be considered. Matters of appearance, landscaping, and scale reserved for subsequent approval.

Cllrs provided a summary of their visit and findings and highlighted the NSC Highways Consultation Reply and online comments from the NSC Planning Website.

Cllr requested that an extension be asked from NSC to allow both the council and parishioners to respond. The Clerk highlighted that an extension had been provided to Bleadon Parish Council to after the November Parish Council meeting on Monday 13<sup>th</sup> November.

**It was unanimously resolved** to object to this planning application for the following reasons:

- *Access* - The current layout and plan would not accommodate refuse collection vehicles and fire appliances. The block plan layout does not indicate a satisfactory layout to accommodate three vehicles.
- *High visual impact to the area* - Public footpath is enjoyed by Parishioners and visitors to the village, the views from within the village will be spoiled and lose its attraction for walkers and visitors.
- *Wildlife and ecology impact* - Detrimental effect on the flora/fauna and wildlife within the area.
- *Safety* - There is a single track/pathway of which there is public right of way for pedestrians via the footpath which links one end of the village to the other. This is a popular and highly used footpath. An increase in road traffic would be hazardous / dangerous for users.
- *Settlement Boundary* – this application is outside of the settlement boundary.

17/P/2342/F The Granary (Formerly Peacock Manor), Shiplate Road, Bleadon, Weston-super-Mare, BS24 0NY Change of use of existing agricultural vehicular access track for use as domestic access for the adjacent dwelling (The Granary.)

Cllrs provided a summary of their visit and findings and online comments from NSC Planning Website.

**It was unanimously resolved** to object to this planning application for the following reasons:

- To request NSC to look into the existing agricultural access, as it is not at all established to ensure necessary Planning Authorisation was granted from NSC.
- *Existing Sufficient Access* – There is currently sufficient domestic access to the dwelling.

- *Road Safety* – it would propose a higher risk for road users. Shiplate Road is a busy, narrow road and used by all types of vehicles and large machinery. Using the proposed access could cause a dangerous traffic situation.
- *Footpath* - No provision in the Planning Application was seen in regards to the Public Footpath.

17/P/2418/F Land to south of Mulberry House, Roman Road, Bleadon, BS24 0AB Conversion and change of use of agricultural barn to form 2no. holiday lets; works to include alterations to interior and exterior of building.

Cllr highlighted that it was formally granted under reference 16/P/2866/F in 2016. Cllr provided a presentation of their visit and findings.

**It was unanimously resolved** not to object to this planning application on the proviso that the conditions made on the decision notice for 16/P/2866/F dated 25<sup>th</sup> January 2017 are adhered too, especially the screening and landscaping conditions.

17/P/2556/F Land off Bridgwater Road, Bleadon, Weston-super-Mare.  
Erection of a replacement workshop/store building (retrospective)

Councillor requested the Clerk to contact North Somerset Council to request an extension to the consultation date of 24<sup>th</sup> October 2017 to allow both the Council and Parishioners to review and comment. The Clerk highlighted that notification of this application was received on 30<sup>th</sup> October 2017 from NSC, which was after the closing consultation date highlighted on the NSC Planning Website.

**It was unanimously resolved** not to object to this planning application.

#### **P68.10**

##### **To note planning decisions**

17/P/1162/F 22 Coronation Road, Bleadon Weston-super-Mare, BS24 0PG. opposed two storey rear extension. **GRANTED**

17/P/1502/F Land at Purn Holiday Village, Bridgwater Road, Bleadon, BS24 0AN  
Proposed change of use of land from camp site to the siting of 40no. static and touring caravans.  
**GRANTED**

17/P/1484/F Land adjoining Edgehill , Celtic Way, Bleadon, Weston-super-Mare, BS24 0NA. Erection of a two storey dwelling and a single storey detached garage following the demolition of existing stable building. **REFUSED**

17/P/2103/F Haywood Park, Roman Road, Bleadon, BS24 0AB. Insertion of 2 No. conservation style rooflights and 2 No. dormers to garage roof. **GRANTED**

17/P/1515/F Purn Holiday Village, Bridgwater Road, Bleadon, Weston-super Mare, BS24 0AN  
Construction of an Equipment store. **REFUSED**

17/P/2171/F Rose Mount, Hillcote, Weston super-Mare, BS24 9JT  
Minor Material Amendment to permission 17/P/0506/F (Re-submission with altered design of permission 15/P/2484/F for demolition of existing dwelling and erection of replacement dwelling) to allow for an additional first floor window. **GRANTED**

**The decisions were noted.**

#### **P68.11**

##### **To discuss any Planning Enforcements updates.**

The clerk highlighted that NSC were still investigating the three enforcement notices that the Parish Council had highlighted to them. A further update will be provided at the next Planning Committee Meeting.

#### **P68.12**

##### **To consider and agree a response to the Submission of Burnham and Highbridge Area Neighbourhood Plan.**

**It was unanimously resolved** not to respond and comment on the Burnham and Highbridge Area Neighbourhood Plan. The Chairman highlighted that the report provided key information that would be helpful in formulating the Bleadon Neighbourhood Plan.

**P68.13 To consider and agree a response to the North Somerset's draft Pharmaceutical Needs Assessment (PNA).**

Cllr provided a summary of the consultation findings and highlighted that it was a very thorough and comprehensive document. Also, there is information contained within the documents that would benefit consideration for the Neighbourhood Plan.

A concern was highlighted over the number of new houses quoted in the document and the predication was deemed understated. Questions were highlighted in the document and asked people viewing the consultation document to consider, which the Cllr read out.

**It was unanimously resolved** to respond to the assessment to highlight that the council agree with the statements within the consultation, but ask them to review and potentially update the target housing figures contained within the document.

**P68.14 To consider and agree a response to the final draft of the West of England Joint Spatial Plan (JSP).**

Cllr provided a summary of the JSP documentation. A Cllr highlighted that there is no green belt in our area and the green belt refers to the area around Bristol, Clevedon and Portishead. The area for Bleadon is referenced as AONB.

**It was unanimously resolved** not to respond and comment at this stage and to review after the proposed public engagement from 22<sup>th</sup> November 2017 – 10<sup>th</sup> January 2018 is available and to add this onto the December Planning Committee Meeting agenda.

**P68.15 To discuss and agree a response to North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document.**

Cllr provided a summary of the consultation documents. Cllr highlighted that the maps used were not clear and had no scale highlighted.

**It was unanimously resolved** not to respond but to highlight to NSC that the map contained within the document was not clear in regards to borders and no scale was available. The Clerk to request confirmation that a detailed larger map is available on request, which can be used when reviewing a planning application.

**P68.16 To discuss and agree a response to North Somerset Draft Local Planning Application Requirements – Part 1 document.**

Cllr provided a summary of the consultation documents and highlighted that the only changes is in regards to the 'Community Infrastructure Levy (CIL).

**It was unanimously resolved** not to respond and comment on Part 1 of the Local Planning Application Requirements.

**P68.17 To discuss and agree the role of the Planning Committee in the development of the Neighbourhood Plan.**

**It was unanimously resolved** that the Neighbourhood Steering Group will bring Planning Policy developments to the Planning Committee for review. The Planning Committee will then provide neighbourhood planning policies recommendations to the full Parish Council Meetings.

A discussion was held between Councillors in regard to the format of presenting planning applications for future Planning Committee Meetings.

**P68.18 To agree date of next meeting.**

Monday 4<sup>th</sup> December 6.30pm.

The Clerk to confirm with the Coronation Hall Booking Officer that this time is available.

The meeting closed at 10.04pm.