

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 11 January 2017 at 7:30pm at the Tithe Barn, Church Lane, Nailsea.



Please turn off mobile phones before the meeting

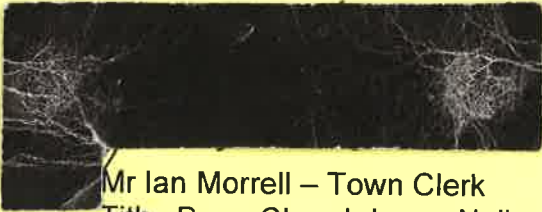
AGENDA

1. Apologies
2. Declarations of Interests
3. Planning Applications

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL
4752	2688/16	F	Blackfriars Road	Unit 2	Mr M Bembridge	Change of use from B1c/B8 to D2 of a portion (approximately 1/5) of unit 2. DEFERRED from the planning meeting on 14 December 2016 due to lack of plans and a site visit.
4759	2861/16	F	Heath Road	15	Fitzpatrick	Two single storey extensions and a roof extension to create a first floor.
4760	2867/16	LB	Silver Street	68	Mr Geoff Downing	Listed Building consent for the replacement of windows on the east and west elevation.
4761	2871/16	LB	Silver Street	68	Mr Geoff Downing	Listed Building consent to partition a first floor bedroom with a wood stud wall to create a shower room with an extractor fan to be placed on the flat roof above. To install gas to the property and install gas central heating system including radiators to each room. Installation of 3no. lintels at the rear of the property.
4762	2872/16	LB	Silver Street	68	Mr Geoff Downing	Listed Building consent for the demolition of the front boundary wall and construction of 2no. 1m high stone pillars. Creation of block paving hard standing for off street parking.

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4763	2887/16	F	Wookey Close	4	Mr & Mrs R Warn	First floor front extension including new roof and dormer and ground floor side/rear extension following removal of conservatory.
4764	2895/16	CUPA	High Street	120	Mr Darren Tape	Prior approval for change of use from First Floor offices (B1 (a) use) to 4no. Flats (Class C3 use).
4765	2901/16	F	Holly Close	15	Claire Neary	Erection of single storey side extension.
4766	2902/16	F	North Street	76	Adrian Proctor	Erection of a fence.
4767	2908/16	F	Shetland Way	11	Mr & Mrs Spencer	First floor side extension over garage and a two storey extension to rear of garage.
4768	2910/16	F	Milton Close	25	Mr M Regan	Two storey side extension.
4769	2941/16	CUPA	High Street	4	Lunar Office Sarl	Prior approval for a change of use from B1 (a) Business offices on ground floor to 4no. Class C3 dwelling houses.
4770	2963/16	F	Fern Grove	7	Mr Nigel Morris	Erection of single storey side/rear extension.
4771	2971/16	F	West End	Nurse Bottom Cottage	Mr & Mrs R Cox	Single storey rear extension and a two storey extension to end of cottage.
4772	2986/16	F	Bucklands Grove	4	Mr & Mrs Crook	Erection of a 3no. bedroom dwelling to include a garage at basement level. Creation of a new vehicular access into Bucklands Grove.
4773	3018/16	F	Station Road	44	Ms T Want	Proposed 3 bay carport.
	3030/16	EIA1	Land to West of Engine Lane		BDW Trading Ltd (Barratt Homes), C/O Agent	Screening opinion as to whether an Environmental Impact Assessment is required for a proposed development of up to 195 dwellings, open space,

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL
						sustainable urban drainage, vehicular accesses off Engine Lane, pedestrian and cycle accesses, related infrastructure and engineering works; provision of replacement playing fields including drainage and associated infrastructure - THIS IS NOT A PLANNING APPLICATION.



Mr Ian Morrell – Town Clerk
 Tithe Barn, Church Lane, Nailsea BS48 4NG
 Tel: 01275 855277

04 January 2017

NAILSEA TOWN COUNCIL

PLANNING COMMITTEE 11 JANUARY 2017

Minutes of the Planning Committee meeting held on Wednesday 11 January 2017 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Phillips in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Lees, Cllr Middleton, Cllr Packham, Cllr J.Tonkin, Cllr Wilson and the Clerk. In attendance, Cllr J.Blatchford, Cllr M.Blatchford, Cllr Hamblin, Cllr Heapey (from 7.33pm), Cllr Holt, Cllr Petford, Cllr Ponsonby and Cllr A.Tonkin.



P13116 APOLOGIES. Cllr Jameel.

P132/16 DECLARATIONS OF INTERESTS

Cllr Barber did not make a declaration of interest but made a statement that she would not be voting on any of the planning applications as she did not wish to prejudge them prior to their consideration at North Somerset Council.

Cllr Frappell declared a personal interest in applications 2867/16, 2871/16, 2872/16, 68 Silver Street as she lives opposite and knows the applicant.

Cllr Hunt declared a personal interest in applications 2910/16, 25 Milton Close, 2971/16, Nurse Bottom Cottage, West End and 2986/16, 4 Bucklands Grove, as the applicants are known to her.

Cllr Packham declared a personal interest in application 2910/16, 25 Milton Close as the applicant is known to him.

Cllr Tonkin declared a personal interest in applications 2867/16, 2871/16, 2872/16, 68 Silver Street and 2971/16, Nurse Bottom Cottage, West End as the applicants are known to him.

Cllr Tonkin declared a prejudicial interest in application 2986/16, 4 Bucklands Grove as the applicant is a client.

Cllr Tonkin declared that whilst he would vote on the applications submitted to the committee, as a District Councillor he reserved the right to change his mind at District level, should any application subsequently change.

The Chairman explained that because of public attendance application 2688/16, Unit 2 Blackfriars Road, would be considered, after which the meeting would be suspended to allow the additional Town Council meeting to take place. When the Town Council meeting was finished the Planning Committee meeting would resume.

Cllr Phillips explained to the members of the public that as there was a Town Council meeting taking place there were councillors in attendance who were not members of the Planning Committee and who could not therefore vote on any applications.

P133/16 PLANNING

a) Consideration of Plans received from North Somerset Council

i) Planning Application 2688/16, Unit 2 Blackfriars Road

The Chairman summarised the application. He then closed the meeting at 7.38pm and introduced the applicant, Matt Bembridge.

Mr Bembridge said that he is an inventor and his next project is in developing physiotherapy aids for stroke victims. The gym would create an opportunity for carrying out research as well as marketing his products. He would not be running large classes. He confirmed that the application includes 25 parking spaces, including 2 for disabled users.

He acknowledged objections raised by adjacent residents. He said that as there would be no heavy vehicles going to the rear of the building, noise should not be a problem. He would not be installing security lights, which if he did, might be intrusive. Also, the existing high fence and evergreen trees act as a barrier with neighbours. Cllr Bird asked if he would improve the boundary and Mr Bembridge said he would consider it but questioned whether it was necessary.

The meeting was opened at 7.46

Cllr J.Tonkin asked about the plans for the scaffolding company. Mr Bembridge said the expectation was that by the time the gym opened the scaffolding company would have relocated.

Cllr Packham said this was an exciting opportunity and he would expect the noise from gym customer parking to be no worse than that generated by the scaffolding company. However, if planning approval was given the disturbance should be monitored.

Cllr J.Tonkin said he applauded the concept, but he had already suggested to Mr Bembridge that outside normal business hours parking should be at the front of the building to reduce noise for neighbours.

The motion to **recommend ACCEPT** was proposed by Cllr Hunt and seconded by Cllr Frappell.

The vote was nine in favour and two abstentions.

The meeting adjourned at 7.51pm for the Town Council meeting to start.

Cllrs Hamblin, Petford and A.Tonkin left after the Town Council meeting and prior to the resumption of the Planning Committee meeting.

The meeting resumed at 8.45pm.

Cllr Ponsonby asked the Chairman if application 3030/16 Land to the West of Engine Lane, submitted by Barratt Homes could be considered first.

Cllr Phillips said that as this was a request to the planning authority for a screening opinion it was for information only, and therefore he was proposing that it would not be discussed at the committee.

Cllr Ponsonby thanked Cllr Phillips.

Cllrs J. Blatchford, M. Blatchford, Heappey, Holt and Ponsonby left the meeting.

ii) Planning Application 2861/16, 15 Heath Road

The Chairman noted that two residents had made comments on the application which were relevant to the implementation of any planning consent and the maintenance of boundaries.

The motion to **recommend ACCEPT**, subject to the comments made by residents being taken into account, was made by Cllr Packham and seconded by Cllr Lees.

The vote was ten in favour and one objection.

iii) Planning Application 2867/16, 68 Silver Street (Listed Building consent)

It was proposed by Cllr Phillips and seconded by Cllr Tonkin

RESOLVED that the Council would have no comment on planning applications 2867/16 and 2871/16 and would leave the decision to the Conservation Officer.

The vote was ten in favour and one abstention.

iv) Planning Application 2871/16, 68 Silver Street (Listed Building consent)

See iii) above.

v) Planning Application 2872/16, 68 Silver Street (Listed Building consent)

Cllr Frappell said that in her view the loss of a section of stone wall was outweighed by the benefit of providing off-street parking.

The motion to **recommend ACCEPT** was proposed by Cllr Packham and seconded by Cllr Bird.

The vote was five in favour and six abstentions.

vi) Planning Application 2887/16, 4 Wookey Close

The motion to **recommend ACCEPT** was proposed by Cllr Packham and seconded by Cllr Middleton.

The vote was nine in favour and two abstentions.

vii) Planning Application 2895/16, 120 High Street

As this is a prior approval request the Committee made no comment.

viii) Planning Application 2901/16, 15 Holly Close

The motion to **recommend ACCEPT** was proposed by Cllr Lees and seconded by Cllr Wilson.

The vote was nine in favour and two abstentions.

ix) Planning Application 2902/16, 76 North Street

Cllr Barclay asked whether the land at the front of the property is owned by North Somerset Council. [POST-MEETING NOTE: the Clerk confirmed that the land is not owned by North Somerset Council.]

Cllr Hunt said she was averse to fencing-in an open space.

Cllr Middleton said that a fence would have an unfortunate impact on the open aspect of this space which is on a corner plot.

Cllr Lees said that he was involved in the original development, and the open aspect of the properties in Leighwood Drive was part of the design ethos.

It was proposed by Cllr Middleton and seconded by Cllr Wilson

RESOLVED to recommend REFUSAL of the application on the grounds of the loss of the open aspect of the streetscene and the impact on visual amenity.

The vote was nine in favour and two abstentions.

x) Planning Application 2908/16, 11 Shetland Way

The motion to **recommend ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Packham.

The vote was ten in favour and one abstention.

xi) Planning Application 2910/16, 25 Milton Close

The Chairman noted the comments from a resident supporting the application.

The motion to **recommend ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Lees.

The vote was eight in favour and three abstentions.

xii) Planning Application 2941/16, 4 High Street

As this is a prior approval request the Committee made no comment.

xiii) Planning Application 3030/16, Land to the West of Engine Lane

This is a request for a screening opinion, not a planning application, and as a result of this and also because it relates to land in the Town Council's ownership the Committee made no comment.

The Chairman said that the following applications, which have a target date after the next scheduled meeting on 1 February would be deferred until then.

- 2963/16, 7 Fern Grove
- 2971/16, Nurse Bottom Cottage
- 2986/16, 4 Bucklands Grove
- 3018/16, 44 Station Road

The meeting closed at 9.06pm.

Chairman's signature:

A large black rectangular redaction box covers the signature of the Chairman. A blue ink scribble is visible on the line below the redaction.

Date: 01. 02. 17.

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A list of planning applications received from North Somerset Council for your consideration.

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