

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 3rd February 2016 at 7:30pm at the Tithe Barn, Church Lane, Nailsea.



Please turn off mobile phones before the meeting

AGENDA

1. Apologies
2. Declaration of Interest
3. Planning Applications

TC NO	APPL NO	CAT	LOCATION ROAD	LOC NO	APPLICANT	PROPOSAL
4627	2851/15	F	Stock Way South	Nailsea Police Station	McCarthy and Stone Retirement Lifestyles Ltd.	Demolition of Police buildings and erection of part three storey / part four storey building comprising 40 no. retirement apartments (Cat II sheltered housing) with associated communal facilities and boundary wall / railings, structures, car parking, access and landscaped grounds.
4628	0007/16	F	St Marys Grove	71	Mr K Smith	Single storey side extension and loft conversion to include raising the ridge. Adding roof windows and installation of rear dormer, enlargement of existing dormer window and associated external alterations.
4629	0023/16	F	Trendlewood Way	Vynes Farm	Mr R Abel	Detached garage and room over to replace existing garage.
4630	0035/16	F	Illminster Close	9	Mr Jeffery	Erection of a single storey rear/side extension following the demolition of the existing conservatory.
4631	0036/16	F	Station Road	106	Mr E Smith	Retrospective application for the erection of a double garage.
4632	0038/16	F	Sedgemoor Close	3	Mr C Jones	Erection of a first floor side extension and a single storey rear extension.
4634	0041/16	F	Richmond Green	5	Mr K Fairs	Erection of a new timber double gate between house and garage, erection of timber decking in rear garden (600mm above garden GL, to match height of existing driveway / patio area) following the removal of existing screen fence and gate between house and garage.
4635	0042/16	F	Hillcrest Close	13	Mr J Marchant	Erection of single storey rear and side extensions and first floor front and rear dormers.
4636	0048/16	NMA	Station Road	2	Mr M Whittaker	Application for non-material amendment to planning application 07/P/1356/F (allowed at appeal (AP/D0121/A/07/2056949); change of use of area of open land to residential with erection of a dwelling with double garage and access off Trendlewood Way) to allow for the inclusion of approved plans within the conditions of the approved permission.
4637	0059/16	F	Meadway Avenue	15	Mr & Mrs N Summers	Proposal of a first floor side extension over the existing garage and a single storey front lounge extension under pitched roof.
4638	0060/16	F	Valley Way Road	21	Mr Simon Hatch	Conversion of existing dwelling into 2no. one bedroom flats and erection of 2no. two bedroom dwellings.

TC NO	APPL NO	CAT	LOCATION ROAD	LOC NO	APPLICANT	PROPOSAL
4639	0075/16	F	Quarry Way	7	Mr R Blackmore	Erection of a single storey side garage.
4640	0090/16	F	Kingshill	11A	Mr D M Flintoff	Erection of a garage incorporating a garden store/utility area and toilet.
4641	0113/16	F	Winchcombe Close	15	Mrs S Leighton	Single storey front extension and conversion of garage into living space.
4642	0116/16	F	Little Meadow End	1	Mrs L Anders	Two storey side extension following demolition of existing single storey double garage.
4643	0143/16	F	West End Lane	Nailsea and Backwell Rugby Club	Mr Adrian Knighton	Erection of a single storey extension to the side elevation to include the creation of a first floor roof terrace and the erection of a conservatory to be enclosed within a 1.1m high railing. Ground floor main entrance to be relocated to the right of the existing position. External works include modifications to existing terrace/balcony to connect into the new roof terrace.
4644	0146/16	F	The Bramleys	18	Mr & Mrs M Burgess	Single storey side extension.
4646	0189/16	F	Worcester Gardens	2	Mr Peter Baker	Erection of a single storey rear extension and a two storey front extension.
4647	0198/16	F	Netherton Wood Lane	Land at Four Gables	Mr & Mrs B Hanson	Conversion of a barn into 1no. Residential dwelling.
4648	0199/16	LB	Netherton Wood Lane	Land at Four Gables	Mr & Mrs B Hanson	Conversion of barn into residential dwelling.
4649	0205/16	F	Church Hayes Close	16	Mr Mark Webber	Demolition of existing garage and erection of a two storey side extension.
4650	0215/16	MMA	Rock Avenue	24	Mr & Mrs Beardshaw	Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m.
4651	0216/16	NMA	Rock Avenue	24	Mr & Mrs Beardshaw	Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m.

To note

4633	0040/16	PDA	Fryth Way	Heath Farm	Mr J Hardwidge	Prior notification of proposed rebuild of an agricultural building.
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Mr Ian Morrell - Clerk to the Council, the Tithe Barn, Church Lane, Nailsea BS48 4NG
Tel: 01275 855277

27th January 2016

**NAILSEA TOWN COUNCIL – PLANNING COMMITTEE 3RD
FEBRUARY 2016**

MINUTES of the meeting of the Planning and Environmental Committee held on 3rd February 2016 at the Tithe Barn, Church Lane, Nailsea at 7.30pm.



PRESENT: Cllr Phillips in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Jameel, Cllr Middleton, Cllr Packham, Cllr Petford, Cllr J Tonkin, the Clerk and the Assistant Clerk.

P15/16 **APOLOGIES** were received and accepted from Cllr Lees and Cllr Wilson.

P16/16 **DECLARATION OF INTEREST**

Cllr Phillips declared a personal interest in planning applications 0048/16 2 Station Road, 0059/16 15 Meadway Avenue and 0143/16 Nailsea and Backwell Rugby Club as the agent for each application is known to him. He also declared a personal interest in planning application 0146/16 18 The Bramleys as the applicant and the agent are known to him.

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 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 change after the consultation period.

P17/16 **PLANNING MATTERS**

a)List of Planning Applications

Planning application 2851/15 Nailsea Police Station, Stock Way South.

The meeting adjourned at 7.33pm.

Mr Plumpton a resident of Hillcrest Road said the proposed building is double the footprint of the existing property with five times more floorspace. The building would be 34m from the apex of his property and only 17m from the edge of his garden and would be very overbearing. The building at four stories is too high for a residential area and would be the only four storey apartment building in Nailsea. The justification by the developer for this is based on the premise that anything that falls below a line drawn from the top of the Sion Centre to the apex of his roof is acceptable. As the Sion centre is a four storey office block and part of the town centre complex, such a theory is total nonsense, particularly when the new building lies within a residential area. The balconies on the south and west side of the development will overlook the Hillcrest Road residents' properties and will be an invasion of their privacy. Compared to Pegasus Court and the new Churchill retirement complex, now under construction, the design is appalling.

Cllr Phillips said that based on figures from the architect the footprint is 29% larger and the floorspace is three times as large.

Cllr Bird said the balconies on the rear of the property were not the same as those to front of the building which would be opaque and it was unacceptable.

Cllr Barclay said he didn't object to the intended use for the site but the design was completely out of keeping. The other new properties built in the town such as the ones at

the Four Oaks site are in keeping with other properties in the area. The height of the building in a residential area is not acceptable.

Cllr Tonkin agreed with Cllr Barclay and said the building should be no more than three stories in height with a pitched roof.

Cllr Packham said he had considered the front elevation just about acceptable but the rear elevation is bland and unacceptable. He was happy to have four floors but if it was reduced to three floors the developer might have to increase the footprint of the building to make it commercially viable. He said he did not object to the flat roof. Having looked through the North Somerset Council website most of the comments are in favour of this development. He agreed that the balconies at the back of the building should be the same as those to the front of the building.

Cllr Middleton said he was equivocal regarding the design as the architecture did link to Crown Glass Place. He did agree that the balconies were not acceptable and the rear of the building was featureless.

Cllr Frappell said she didn't think making the building compatible with the town centre was acceptable when it is in a residential area and she did not like the design of the building.

Cllr Petford the roof should be no higher than the existing property.

After further consideration it was proposed by Cllr Tonkin and seconded by Cllr Frappell.

RESOLVED: to agree to RECOMMEND REFUSAL on the grounds that the design of the building and the flat roof is out of character and the building is too high.

The vote was seven in favour, three against and one abstention.

Planning application 0007/16 71 St Marys Grove. The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

Planning application 0023/16 Vynes Farm, Trendlewood Way. The motion to recommend refusal was proposed by Cllr Frappell and seconded by Cllr Hunt. The vote was ten in favour and one abstention.

Planning application 0023/16 09 Ilminster Close. The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Planning application 0036/16 106 Station Road. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Hunt. The vote was ten in favour and one abstention.

Planning application 0038/16 3 Sedgemoor Close. The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

Planning application 0041/16 5 Richmond Green. The motion to recommend accept

was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Planning application 0042/16 13 Hillcrest Close. The motion to recommend refusal was proposed by Cllr Tonkin and seconded by Cllr Packham. The vote was nine in favour and two abstentions.

Planning application 0048/16 2 Station Road. Members noted this information.

Planning application 0059/16 15 Meadway Avenue. The motion to recommend accept was proposed by Cllr Tonkin and seconded by Cllr Frappell. The vote was nine in favour and two abstentions.

Planning application 0060/16 21 Valley Way Road. The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Middleton. The vote was seven in favour, one against and three abstentions.

Planning application 0075/16 7 Quarry Way. The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Tonkin. The vote was ten in favour and one abstention.

Planning application 0090/16 11A Kingshill. The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was ten in favour and one against.

Planning application 0113/16 15 Winchcombe Close. The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Frappell. The vote was eight in favour and three abstentions.

Planning application 0116/16 1 Little Meadow End. The motion to recommend accept was proposed by Cllr Middleton and seconded by Cllr Packham. The vote was ten in favour and one abstention.

Planning application 0143/16 Nailsea and Backwell Rugby Club, West End Lane. The motion to recommend accept was proposed by Cllr Tonkin and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Planning application 0146/16 18 The Bramleys. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was eight in favour and three abstentions.

Planning application 0189/16 2 Worcester Gardens. The motion to recommend accept was proposed by Cllr Frappell and seconded by Cllr Tonkin. The vote was nine in favour and two abstentions.

Planning application 0198/16 Land at Four Gables, Netherton Wood Lane. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Planning application 0199/16 Land at Four Gables, Netherton Wood Lane. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was ten in favour and one abstention.

Planning application 0205/16 16 Church Hayes Close. Members noted that the configuration of the driveway would require the dropped kerb to be extended. The motion to recommend accept was proposed by Cllr Packham and seconded by Cllr Frappell. The vote was five in favour, two against and four abstentions.

Planning application 0125/16 24 Rock Avenue. The Clerk confirmed that this application had been withdrawn.

Planning application 0126/16 24 Rock Avenue. Members noted the information.

Planning application 0046/16 Heath Farm, Fryth Way. This information was noted by the members.

The meeting closed at 8.44pm.



NAILSEA TOWN COUNCIL - PLANNING & ENVIRONMENTAL COMMITTEE MEETING 3 FEBRUARY 2016

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

TCREFNO	APPLNO	CAT	LOCATION/ROAD	LOCATION/NO	APPLICANT	PROPOSAL	COMMENTS
4627	2851/15	F	Stock Way South	Nailsea Police Station	McCarthy and Stone Retirement Lifestyles Ltd.	Demolition of Police buildings and erection of part three storey / part four storey building comprising 40 no. retirement apartments (Cat II sheltered housing) with associated communal facilities and boundary wall / railings, structures, car parking, access and landscaped grounds.	Recommend refusal on the grounds that the design of the building and the flat roof is out of character and the building is too high.
4628	0007/16	F	St Marys Grove	71	Mr K Smith	Single storey side extension and loft conversion to include raising the ridge. Adding roof windows and installation of rear dormer, enlargement of existing dormer window and associated external alterations.	Recommend accept.
4629	0023/16	F	Trendlewood Way	Vynes Farm	Mr R Abel	Detached garage and room over to replace existing garage.	Recommend refusal on the grounds that the council agreed with the Tree Officers report that this would adversely affect the Oak Tree on site.
4630	0035/16	F	Illminster Close	9	Mr Jeffery	Erection of a single storey rear/side extension following the demolition of the existing conservatory.	Recommend accept.
4631	0036/16	F	Station Road	106	Mr E Smith	Retrospective application for the erection of a double garage.	Recommend accept.
4632	0038/16	F	Sedgemoor Close	3	Mr C Jones	Erection of a first floor side extension and a single storey rear extension.	Recommend accept.
4633	0040/16	PDA	Fryth Way	Heath Farm	Mr J Hardwidge	Prior notification of proposed rebuild of an agricultural building.	Noted.
4634	0041/16	F	Richmond Green	5	Mr K Fairs	Erection of a new timber double gate	Recommend accept.

TCREFNO	APPLNO	CAT	LOCATIONROAD	LOCATIONNO	APPLICANT	PROPOSAL	COMMENTS
4635	0042/16	F	Hillcrest Close	13	Mr J Marchant	between house and garage, erection of timber decking in rear garden (600mm above garden GL, to match height of existing driveway / patio area) following the removal of existing screen fence and gate between house and garage. Erection of single storey rear and side extensions and first floor front and rear dormers.	The Town Council recommends refusal of the application and supports the Highway Officers comments.
4636	0048/16	NMA	Station Road	2	Mr M Whittaker	Application for non-material amendment to planning application 07/P/1356/F (allowed at appeal (AP/D0121/A/07/2056949); Change of use of area of open land to residential with erection of a dwelling with double garage and access off Trendlewood Way) to allow for the inclusion of approved plans within the conditions of the approved permission.	Noted.
4637	0059/16	F	Meadway Avenue	15	Mr & Mrs N Summers	Proposal of a first floor side extension over the existing garage and a single storey front lounge extension under pitched roof.	Recommend accept.
4638	0060/16	F	Valley Way Road	21	Mr Simon Hatch	Conversion of existing dwelling into 2no. One bedroom flats and erection of 2no. Two bedroom dwellings.	Recommend accept.
4639	0075/16	F	Quarry Way	7	Mr R Blackmore	Erection of a single storey side garage.	Recommend accept.
4640	0090/16	F	Kingshill	11A	Mr D M Flintoff	Erection of a garage incorporating a garden store/utility area and toilet.	Recommend accept subject to the approval of the Conservation Officer.
4641	0113/16	F	Winchcombe Close	15	Mrs S Leighton	Single storey front extension and conversion of garage into living space.	Recommend accept.

TCREFNO	APPLNO	CAT	LOCATIONROAD	LOCATIONNO	APPLICANT	PROPOSAL	COMMENTS
4642	0116/16	F	Little Meadow End	1	Mrs L Anders	Two storey side extension following demolition of existing single storey double garage.	Recommend accept.
4643	0143/16	F	West End Lane	Nailsea and Backwell Rugby Club	Mr Adrian Knighton	Erection of a single storey extension to the side elevation to include the creation of a first floor roof terrace and the erection of a conservatory to be enclosed within a 1.1m high railing. Ground floor main entrance to be relocated to the right of the existing position. External works include modifications to existing terrace/balcony to connect into the new roof terrace.	Recommend accept.
4644	0146/16	F	The Bramleys	18	Mr & Mrs M Burgess	Single storey side extension.	Recommend accept.
4646	0189/16	F	Worcester Gardens	2	Mr Peter Baker	Erection of a single storey rear extension and a two storey front extension.	Recommend accept with the proviso that there is no loss of light to the neighbours property at No. 1.
4647	0198/16	F	Netherton Wood Lane	Land at Four Gables	Mr & Mrs B Hanson	Conversion of a barn into 1no. Residential dwelling.	Recommend accept.
4648	0199/16	LB	Netherton Wood Lane	Land at Four Gables	Mr & Mrs B Hanson	Conversion of barn into residential dwelling.	Recommend accept.
4649	0205/16	F	Church Hayes Close	16	Mr Mark Webber	Demolition of existing garage and erection of a two storey side extension.	Recommend accept with the proviso that this does not affect the window in the neighbouring property No. 15 and the dropped kerb needs to be extended.

TCREFNO	APPLNO	CAT	LOCATIONROAD	LOCATIONNO	APPLICANT	PROPOSAL	COMMENTS
4650	0215/16	MMA	Rock Avenue	24	Mr & Mrs Beardshaw	Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m.	Withdrawn.
4651	0216/16	NMA	Rock Avenue	24	Mr & Mrs Beardshaw	Non material amendment to planning permission 15/P/2246/F (Erection of a single storey rear extension, a loft conversion and the erection of a detached garage following the demolition of existing external store) to extend the approved rear extension from 2m in length to 3m.	Noted.