

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 5th April 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 |
|-----------|---------|-----|--------------------|-----------------------------------|--------------------------|--|
| 4789 | 0362/17 | F | Nailsea Wall Lane | Little Manor | Mr & Mrs R Wood | Application for planning permission to replace an existing conservatory; erection of a car port structure; construction of stone planters and alterations to existing boundary wall to increase height to 3m and relocate gateway; and removal of 'blown' render to north elevation. |
| 4790 | 0363/17 | LB | Nailsea Wall Lane | Little Manor | Mr & Mrs R Wood | As above. |
| 4806 | 0553/17 | F | Friendship Road | 1 | Mr & Mrs Carlos Lopresti | Two storey side extension and a single storey front extension. |
| 4807 | 0577/17 | F | Netherton Road | Red Brick Stables | Ms Melissa Ford | Extension to garage. |
| 4808 | 0590/17 | F | Trendlewood Way | 5 | Mr & Mrs D Mazur | Erection of a two storey side extension, a pitched roof over garage and car port to replace existing flat roof. Install 1.5m high vehicular access gate and a 1.5m high pedestrian gate. |
| 4809 | 0609/17 | F | Charterhouse Close | 8 | Mr & Mrs C Hayden | Single storey rear/side extension and two storey rear extension. |
| 4810 | 0610/17 | F | The Hamlet | Land adjacent to Heathfield Lodge | Mr C Wyatt | Construction of single dwelling, detached garage and associated car parking. |
| 4811 | 0635/17 | F | Earlsfield | 16 | Mr L Cross | First floor extension over existing garage/breakfast room. |
| 4812 | 0667/17 | NMA | North Street | 70 | Mr & Mrs Terry Dyer | Non-material amendment to application 16/P/1983/F (Erection of a two storey side extension following removal of the existing side single storey garage structure) to install glazed doors and Juliet balcony to north elevation in lieu of approved window to bedroom 4. |
| 4813 | 0712/17 | O | West End Lane | Sweet Briar | Mr & Mrs Ken Peacock | Outline application for the erection of 10no. 3 bed houses with appearance, layout and scale to be determined, with matters of access and landscaping only reserved for subsequent approval. |

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

29th March 2017

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 5TH APRIL 2017

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NAILSEA TOWN COUNCIL



PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Wednesday 05 April 2017 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Packham in the Chair, Cllr Barber, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Hunt, Cllr Lees, Cllr Middleton, Cllr J Tonkin, Cllr Wilson, the Clerk and the Senior Administrator. Also in attendance Cllr J Blatchford, Cllr Hamblin, Cllr Holt, Cllr Petford, Cllr Ponsonby, Cllr A Tonkin.

For the benefit of the members of public present Cllr Packham pointed out that councillors who were not members of the committee but in attendance for a later meeting, could not vote on the planning applications.

P31/17 **APOLOGIES** were received from Cllr Phillips.

P32/17 **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 application 0610/17 as the applicant is known to her.

Cllr Lees declared a personal interest in application 0590/17 as the applicant is known to him.

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.

He also declared a personal interest in application 0712/17 as he knows the applicant.

P33/17 **PLANNING**

a) Consideration of plans received from North Somerset Council

Planning Application 0362/17 and 0363/17 – Little Manor, Nailsea Wall Lane.

Cllr Tonkin explained that this application had been deferred at the last meeting in the hope that the target date would not have passed before the current meeting date, which unfortunately it had. The application had now been determined by North Somerset Council and it has been approved, although as a revised application, not including the carport.

Concern was expressed that the officer's report stated no objections had been received despite a letter of objection having been sent by a neighbour. The officer had explained the letter was received after the consultation period and she was not able to see it prior to writing the report as it had not been scanned into North Somerset Council's online planning system.

The Clerk said that there was uncertainty about the deadlines set for the consultation and the receipt of comments and Cllr Tonkin said that the situation was now being investigated by North Somerset Council.

The Committee agreed to consider the application in its original format, including the carport.

Following discussion, Cllr Frappell said the proposed wall was very high and proposed, seconded by Cllr Hunt, a recommendation to **OBJECT** to the wall as it was too high and inappropriate in the grounds of this listed property; and to object to the carport if this was still part of the application. Also, to make known the concern of the committee that the letter of objection, which contained legitimate concerns, had not been taken into account by the planning officer prior to their decision.

The vote was six in favour, and four abstentions. Cllr Tonkin wished for his abstention to be recorded.

Planning application 0553/17 – 1 Friendship Road

The motion to recommend **ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Lees. The vote was nine in favour and one abstention.

Planning application 0577/17 – Red Brick Stables, Netherton Wood Lane

The motion to recommend **ACCEPT** was proposed by Cllr Middleton and seconded by Cllr Lees. The vote was nine in favour and one abstention.

Planning application 0590/17 – 5 Trendlewood Way

Cllr Packham said he had no objection to the extension but the height of the roofline was out of keeping with that particular area of Trendlewood Way and Cllr Middleton agreed that it was out of character.

The motion to recommend **REFUSAL** on the grounds of the proposed height not being in keeping with the character and street scene was proposed by Cllr Wilson and seconded by Cllr Packham.

The vote was five in favour, one against and four abstentions.

Planning application 0609/17 – 8 Charterhouse Close

Cllr Middleton commented that the location of the proposed extension was adjacent to the substation and so unlikely to affect neighbouring properties and on those grounds motioned to recommend **ACCEPT**, seconded by Cllr Lees.

The vote was nine in favour and one abstention.

Planning application 0610/17 – Land adjacent to Heathfield Lodge

A letter of objection had been submitted to North Somerset Council relating to the height of the proposed development obstructing the view of the opposite dwelling.

Discussion took place around previous planning consent that had been granted for development at this site and it was felt by some that the current proposal for one home was preferred to previous applications.

Cllr Tonkin proposed the motion to recommend **ACCEPT**, seconded by Cllr Packham.

The vote was four in favour, one against and 5 abstentions.

Planning application 0635/17 – 16 Earlsfield

Cllr Hamblin who was in attendance left the meeting as the property belongs to a relative.

The motion to recommend **ACCEPT** was proposed by Cllr Lees and seconded by Cllr Wilson. The vote was nine in favour and one abstention.

Planning application 0667/17 – 70 North Street

The application for a non-material amendment to application 1983/16 was noted.

Planning application 0712/17 – Sweet Briar, West End Lane

Cllr Tonkin said that the last time a proposal was brought before the Town Council for this site, the applicant was planning maisonettes and this has now changed to ten three-bed houses. Cllrs Lees and Hunt felt that the houses proposed were still fairly small, starter sized homes.

Cllr Barclay was concerned about the relatively small size of this development and its location on the edge of the town. He felt that strategically it was not appropriate.

Cllr Middleton said that the Town Council did not object to this area being in North Somerset Council's Site Allocations Plan and if it had an issue with the location being used for development it should have made an objection at that time.

Cllr Lees proposed the motion to **ACCEPT** development on the site in principle, providing the full application was for low cost starter units. This was seconded by Cllr Middleton.

The vote was five in favour, four against and one abstention.

P34/17 Any Other Business

None.

The meeting closed at 8.02 pm

Chairman's signature: _____ Date: _____

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