

## NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 24 May 2017 at 7:30pm at the Tithe Barn, Church Lane, Nailsea.



This agenda supersedes the previous agenda for the above meeting, dated 17 May 2017.

**Please turn off mobile phones before the meeting**

### **AGENDA**

1. Election of Chairman
2. Apologies
3. Declarations of Interests
4. Planning Applications

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOC NO	APPLICANT	PROPOSAL
4825	0928/17	HHPA	Horwood Road	2A	Mrs S Tate	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5 metres; 2) have a maximum height of 3.06 metres and 3) have eaves that are 2.1 metres high.
4826	0969/17	HHPA	Valley Gardens	2A	Mr M Peace	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.2 metres; 2) have a maximum height of 3.9 metres and 3) have eaves that are 2.4 metres high.
4827	0978/17	F	Watery Lane	9	Mr & Mrs J Russell	Erection of a single storey rear extension replacing conservatory.
4828	1017/17	CUPA	Nailsea Wall Lane	Myrtle Farm	Mrs Susan Urch	Prior approval for the change of use of agricultural building (sui generis use) to 3no. residential dwellings (C3) with operational development of lean-to; replacement of asbestos roof with metal standing seam roof; replacement of timber doors with window and cladding to match existing; removal of render and replacement with cladding to match existing; insertion of new windows and doors.

4829	1030/17	F	Youngwood Lane	Land adjoining Bizley House Estate	Mr C Morris	Proposed creation of an agricultural access.
4830	1041/17	F	Riverway	33	Mr Martin Giles	Erection of a first-floor side extension to both side elevations. Erection of a single storey rear extension.
4831	1111/17	F	Shaftesbury Close	52	Mr M Burnell	Proposed single storey rear extension and front porch.



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

18 May 2017

## NAILSEA TOWN COUNCIL



### PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Wednesday 24 May 2017 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

**PRESENT:** Cllr Packham (in the Chair until the election of Chairman), Cllr Barclay, Cllr J Blatchford, Cllr Bird, Cllr Frappell, Cllr Lees, Cllr Middleton, Cllr Phillips, Cllr J Tonkin, Cllr Wilson, the Clerk and Assistant Clerk. Also in attendance Cllr Holt.

Prior to the commencement of the meeting, Cllr Packham asked members if they felt it would be appropriate for him to write a message of support to Manchester City Council following the terrorist attack in the city on Monday. All Councillors present supported the idea and it was agreed that Cllr Packham and the Clerk would send a message.

#### **P45/17 ELECTION OF CHAIRMAN**

Cllr Phillips was nominated by Cllr Tonkin and seconded by Cllr Middleton. No further nominations were made and so it was

**RESOLVED:** that Cllr Phillips would serve as Chairman of the Planning Committee for the ensuing year.

#### **P46/17 APOLOGIES**

Apologies were received and accepted from Cllrs Barber, Hamblin and Hunt.

#### **P47/17 DECLARATIONS OF INTERESTS**

Cllr Frappell declared a personal interest in application no. 1017/17 as the applicant is known to her,

#### **P48/17 PLANNING APPLICATIONS**

##### **Consideration of plans received from North Somerset Council**

##### **0928/17 – 2A Horwood Road**

Noted.

##### **0969/17 – 2A Valley Gardens**

Noted

##### **0978/17 – 9 Watery Lane**

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

The vote was unanimous.

##### **4828/17 – Myrtle Farm, Nailsea Wall Lane**

Although there is no formal right to be consulted on a Change of Use Planning Application (CUPA), the Committee agreed they wished to submit comments on this Change of Use.

Cllr Middleton proposed the motion to recommend **ACCEPT** in principle but not to give open ended approval without clarification of the end use as the development proposal appears to create the opportunity for holiday lets or residential use. This was seconded by Cllr Lees.

The vote was 8 in favour, 1 against and 1 abstention. Cllr Tonkin asked for his vote against to be recorded.

**4829/17 – Land adjoining Bizley House Estate, Youngwood Lane**

Cllr Tonkin recommended **ACCEPT**, subject to the opinion of the Highways Officer and on the proviso the access was for agricultural use. This was seconded by Cllr Frappell.

The vote was unanimous.

**4830/17 – 33 Riverway**

Cllr Phillips said there was an Oak tree overhanging the property which could be affected by the proposal.

Cllr Frappell said the development was huge and constitutes overdevelopment.

Cllr Middleton agreed that it was very big but thought it was not offensive. He proposed the motion to recommend **ACCEPT**, subject to the opinion of the Tree Officer. This was seconded by Cllr Lees.

The vote was 7 in favour, 2 against and 1 abstention.

**4831/17 – 52 Shaftesbury Close**

It was proposed by Cllr Middleton, seconded by Cllr Barclay, to recommend **ACCEPT**.

The vote was unanimous.

The meeting closed at 7.49pm.

Chairman's signature: \_\_\_\_\_ Date: \_\_\_\_\_

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
4825	0928/17	HHPA	Horwood Road	2A	Mrs S Tate	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5 metres; 2) have a maximum height of 3.06 metres and 3) have eaves that are 2.1 metres high.	<b>Noted.</b>
4826	0969/17	HHPA	Valley Gardens	2A	Mr M Peace	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.2 metres; 2) have a maximum height of 3.9 metres and 3) have eaves that are 2.4 metres high	<b>Noted.</b>
4827	0978/17	F	Watery Lane	9	Mr & Mrs J Russell	Erection of a single storey rear extension replacing conservatory	Recommend <b>ACCEPT.</b>

4828	1017/17	CUPA	Nailsea Wall Lane	Myrtle Farm	Mrs Susan Urch	Prior Approval for the change of use of agricultural building (sui generis use) to 3no. residential dwellings (C3) with operational development of lean-to; replacement of asbestos roof with metal standing seam roof; replacement of timber doors with window and cladding to match existing; removal of render and replacement with cladding to match existing; insertion of new windows and doors	Recommend <b>ACCEPT</b> in principle but cannot give open ended approval without clarification of the end use. The development as proposed appears to create an option for holiday lets and/or residential development.
4829	1030/17	F	Youngwood Lane	Land adjoining Bizley House Estate	Mr C Morris	Proposed creation of an agricultural access.	Recommend <b>ACCEPT</b> providing the access is for agricultural use only and subject to the Highways Officer's comments.
4830	1041/17	F	Riverway	33	Mr Martin Giles	Erection of a first-floor side extension to both side elevations. Erection of a single storey rear extension.	Recommend <b>ACCEPT</b> subject to the opinion of the Tree Officer.
4831	1111/17	F	Shaftesbury Close	52	Mr M Burnell	Proposed single storey rear extension and front porch.	Recommend <b>ACCEPT</b> .