

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 20 July 2016 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	LOC NO	APPLICANT	PROPOSAL
4702	1470/16	F	Oakhill Close	10	Mr & Mrs S Wood	Single storey rear extension and extension to front of garage.
4703	1473/16	F	Porlock Gardens	15	Ms R Griffiths	Erection of two storey rear extension.
4704	1482/16	F	High Street	98/100	Miss P Howes	Change of use from dog grooming parlour (Sui Generis) to a day nursery (D1). Erection of a 1.2m high boundary fence. Rear outdoor play area to be covered in soft rubber underlay and 40mm thick artificial grass.
4705	1497/16	F	Southfield Road	68	Mr S Smith	Two storey front extension and increase in ridge height.
4706	1506/16	F	Chelvey Rise	9	Mr & Mrs Cosgrove	Extension to front of garage and then convert the garage to living space.
4707	1516/16	F	Porlock Gardens	37	Mr & Mrs Jones	Two storey side extension following demolition of side porch.
4708	1557/16	LB	Netherton Wood Lane	Four Gables	Mr Brian Harrison	Erection of a single storey side extension.
4709	1618/16	F	High Street	67	Kindale Limited	Change of use of part ground floor 2no. shop units and a hairdressers (A1) and part first floor night club (Sui Generis) to veterinary services (D1).

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

13 July 2016



NAILSEA TOWN COUNCIL - PLANNING COMMITTEE 20 JULY 2016

Minutes of the Planning Committee meeting held on Wednesday 20 July 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

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

P74/16 APOLOGIES were received and accepted from Cllr Barber and Cllr J Tonkin.

P75/16 DECLARATIONS OF INTERESTS

None

P76/16 PLANNING APPLICATIONS

It was agreed to bring forward application 1482/16.

Planning Application 1482/16 98/100 High Street

Cllr Phillips read out the description of the proposal from the planning application form and reported there had been one objection, from the resident of 16 Heathgates, Heath Road, who was concerned about the impact that noise from a nursery would have on them. He then introduced Paula Howes who has submitted the application.

The meeting adjourned at 7.38pm.

Miss Howes explained that she had been a Montessori trained practitioner for 13 years working in Devon, France and most recently Stoke Bishop in Bristol. She described how the Montessori approach to child learning is to promote independence in a peaceful and calm manner. Their methods increase child self-esteem and control. No more than 8 children would be outside at any one time and she assured the committee that the Montessori approach meant that even when outside children would not be making large amounts of noise.

Miss Howes advised that she had been given £20,000 start-up grant from the Government which would cover the costs of shelving and supplies for the nursery. She also said that employment opportunities would be created and practitioners could continue their learning whilst working there. Miss Howes stated the nursery would be open for 47 weeks of the year, rather than just term-time.

Cllr Middleton asked how long the sessions would be and if 35 children would all be in attendance at one time.

Miss Howes said that there would be no more than 20 children present for each session, which would run from 8am – 1pm and 1pm – 6pm, due to the way they work with the children to make observations. She said she would be offering a discount to people attending the nursery on foot.

Cllr Phillips asked if Montessori nurseries were usually in a High Street location.

Miss Howes said that whilst they were not often on a High Street the nursery in Clifton was just off the main road and the one in Stoke Bishop is on Parrys Lane, a fairly busy road.

The meeting reconvened at 7.49pm.

Concern was expressed by Cllr Phillips over the possible effect on the immediate neighbours.

Cllr Middleton said that the nursery would be subject to the usual noise nuisance orders as anyone else.

The motion to accept was proposed by Cllr Hunt and seconded by Cllr Lees.

The vote was unanimous.

Planning Application 1470/16 10 Oakhill Close

The motion to accept was proposed by Cllr Frappell and seconded by Cllr Middleton.

The vote was unanimous.

Planning Application 1473/16 15 Porlock Gardens

Cllr Phillips said he had some concern over the depth of the extension.

Cllr Middleton said it appeared that the window of neighbouring property no.16 would be blocked by the extension.

The motion to refuse was proposed by Cllr Lees and seconded by Cllr Middleton, on the grounds that the proposed extension would be overbearing on the immediate neighbours.

The vote was eight in favour and one abstention.

Planning Application 1497/16 68 Southfield Road

The motion to accept was proposed by Cllr Middleton and seconded by Cllr Wilson.

The vote was unanimous.

Planning Application 1506/16 9 Chelvey Rise

Cllr Middleton said that the extension was small and it would still be possible to get three cars on the driveway. He proposed the motion to accept which was seconded by Cllr Hunt.

The vote was unanimous.

Planning Application 1516/16 37 Porlock Gardens

Cllr Middleton noted the extension was all the way to the property boundary, however he proposed the recommendation to accept. Cllr Hunt seconded the proposal.

The vote was seven in favour and two against.

Planning Application 1557/16 Four Gables, Netherton Wood Lane

Cllr Phillips pointed out that this was a Listed Building application.

After consideration it was proposed by Cllr Middleton and seconded by Cllr Packham to accept on the understanding that this was a renewal application. This was subject to a bat survey being carried out before work commenced and judgement would be left to the Conservation Officer.

The vote was unanimous.

Planning Application 1618/16 67 High Street

Cllr Bird said that the existing plans were not accurate as one wall which separated two of the shops had already been removed.

Cllr Middleton said that being able to see an overall plan would help as it wasn't clear if the vets were intending to move to the other side of the former nightclub as well. He suggested that as Town Council policy is to maintain retail use on the High Street the application should be refused, as three retail units could be lost.

Cllr Hunt said it was important to have things happening in the High Street, although the risk was that retail units could be lost at a time when they may be needed.

Cllr Packham felt it would be difficult to expect the applicant to say what the plans were for the other area as this may not be known. He understood the application to mean the vets would be moving from their current premises on the High Street to the three units proposed on the plans. This would free up a property with a High Street frontage.

Cllr Middleton thought it was difficult not to class the arcade as the High Street. He also pointed out that this application was only for change of use.

Cllr Lees said the vets hoping to move here have been very successful and it was good to see them expanding and felt they should be encouraged. He also thought that particular part of the High Street is not the best situation for retail.

The motion to accept was proposed by Cllr Frappell and seconded by Cllr Lees.

The vote was six in favour, two against and one abstention.

The meeting closed at 8.17pm.

Chairman's signature:

A large black rectangular redaction box covers the signature of the Chairman.

Date: 10. August 2016.

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 20 JULY 2016

A list of planning applications received from North Somerset Council with comments from the above committee.

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOC NO	APPLICANT	PROPOSAL	COMMENTS
4702	1470/16	F	Oakhill Close	10	Mr & Mrs S Wood	Single storey rear extension and extension to front of garage.	Recommend accept.
4703	1473/16	F	Porlock Gardens	15	Ms R Griffiths	Erection of two storey rear extension.	Recommend refusal on the grounds of the proposed development being overbearing on the immediate neighbours.
4704	1482/16	F	High Street	98/100	Miss P Howes	Change of use from dog grooming parlour (sui generis) to a day nursery (D1). Erection of a 1.2m high boundary fence. Rear outdoor play area to be covered in soft rubber underlay and 40mm thick artificial grass.	Recommend accept.
4705	1497/16	F	Southfield Road	68	Mr S Smith	Two storey front extension and increase in ridge height.	Recommend accept.
4706	1506/16	F	Chelvey Rise	9	Mr & Mrs Cosgrove	Extension to front of garage and then convert the garage to living space.	Recommend accept.
4707	1516/16	F	Porlock Gardens	37	Mr & Mrs Jones	Two storey side extension following demolition of side porch.	Recommend accept.
4708	1557/16	LB	Netherton Wood Lane	Four Gables	Mr Brian Harrison	Erection of a single storey side extension.	Recommend accept on the understanding this is a renewal proposal and subject to a bat survey although judgement will be left to the Conservation Officer.
4709	1618/16	F	High Street	67	Kindale Limited	Change of use of part ground floor 2no. shop units and a hairdressers (A1) and part first floor night club (Sui Generis) to veterinary services (D1).	Recommend accept.