

## NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 31 August 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     | LOCATION NO   | APPLICANT                | PROPOSAL  |
|-----------|---------|-----|-------------------|---------------|--------------------------|---|
| 4722      | 1830/16 | F   | The Maples        | 14            | Mr R Dicks               | Erection of new single attached dwelling.   |
| 4723      | 1887/16 | F   | Nailsea Wall Lane | Elm Tree Farm | Mr & Mrs William Bougard | Erection of a replacement roof to agricultural building for use as bat roost in association with conversion of approved residential use of agricultural buildings at Elm Tree Farm ref 15/P/1865/CUPA   |
| 4724      | 1896/16 | LUP | Goss Lane         | 36            | Ms Zoe Starzak           | Certificate of lawful development proposed for the conversion of the loft to include a rear dormer with 5no. roof-lights to the front elevation and 9no. roof-lights to the rear. Replace garage roof from flat to hipped with the removal of 2no. windows. Replacement and enlargement of garage door and installation of 3no. roof-lights, one on each plane of roof, above existing kitchen. |
| 4725      | 1898/16 | F   | Goss Lane         | 36            | Ms Zoe Starzak           | Erection of a single storey front extension to replace existing orangery with the installation of 2no. roof-lights.   |
| 4726      | 1946/16 | F   | Bucklands View    | 20            | Mrs D Snape              | Single storey rear extension and first floor extension above existing garage  |

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

24 Aug 2016

## **NAILSEA TOWN COUNCIL - PLANNING COMMITTEE 31 AUGUST 2016**

Minutes of the Planning Committee meeting held on Wednesday 31 August 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.



**PRESENT:** Cllr Phillips in the Chair, Cllr Barclay, Cllr Bird, Cllr Frappell, Cllr Lees, Cllr Middleton, Cllr Packham and Cllr J Tonkin, the Clerk and Senior Administrator. In attendance Cllr J. Blatchford, Cllr Holt, Cllr Ponsonby and Cllr A. Tonkin.

**P91/16 APOLOGIES** were received and accepted from Cllr Barber, Cllr Hunt and Cllr Wilson.

### **P92/16 DECLARATIONS OF INTERESTS**

Cllr Bird declared a personal interest in application 4723 as his wife is a friend of the applicant.

Cllr Packham declared a personal interest in 4726 as the applicant is a neighbour.

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.

The Chairman explained to residents that some of the councillors were in attendance for a subsequent meeting, and not being members of this committee they would not be voting.

### **P93/16 PLANNING APPLICATIONS**

#### **Planning Application 1830/16 14 The Maples**

Cllr Phillips described the previous application for a 2-storey dwelling that was refused on appeal by a planning inspector because of the adverse impact of the proposed development.

Cllr Tonkin said that the separate planning application for a double garage at the property had recently been approved.

The Chairman invited residents to comment on the application.

Jane Wray said that there are 28 existing cars in the immediate vicinity of no 14, and the existing problems with parking will be compounded with this development. The application conflicts with policies GDP/3 and GS12 in being out of character with the area. A single storey structure would be out of keeping and would set a precedent. It could also become a dormer-style at a later date. If the approved garage is not used for vehicles this will create additional parking on the road and will reduce the apparent space on the application for off-road parking.

David Pugh-Hardy said that the proposed dwelling would be very small, and the proposed layout for the single storey plan is the same as the ground floor for the previous application, with the staircase removed. The proposed development is out of keeping with a street of three and four bedroom properties.

Mr Selwood said that no 14 has 3 existing vehicles, but two of them are too big to go into the garage.

The Chairman quoted the planning inspector who, in rejecting the appeal against refusal for the first application, said "the development would fail to take account of the importance of the space between the flank wall of no 14 and Hannah More Road, which contributes to a sense of openness which extends well beyond the appeal site." In stating that the application conflicts with Policy GDP/3 of the Local Plan and Policy CS12 of the Core Strategy the inspector said that "The adverse effects identified would not be outweighed by the benefits accorded by the provision of one small dwelling."

It was proposed by Cllr Tonkin and seconded by Cllr Lees to recommend **REFUSAL** on the grounds that the proposed development is out of character with other properties and the streetscene, conflicting with policies GDP/3 and CS12, and the application is misleading by not referencing the separate application for a garage and the attendant loss of external parking.

The vote was unanimous.

**Planning Application 1946/16 20 Bucklands View**

The Chairman invited the applicant, Diane Snape to speak. Mrs Snape described the application. She said that she has spoken to the neighbours and they have no concerns. Cllr Middleton commended Mrs Snape for contacting neighbours.

The application includes space for 3 cars, which Cllr Phillips confirmed meets the planning policy requirement for a four-bed dwelling.

The proposal to recommend **ACCEPT** was proposed by Cllr Lees and seconded by Cllr Frappell.

The vote was unanimous.

**Planning Application 1887/16 Elm Tree Farm, Nailsea Wall Lane**

The proposal to recommend **ACCEPT** was proposed by Cllr Tonkin and seconded by Cllr Frappell.

The vote was unanimous.

**Planning Application 1896/16 36 Goss Lane**

The proposal to recommend **ACCEPT** was proposed by Cllr Tonkin and seconded by Cllr Frappell.

The vote was unanimous.

**Planning Application 1898/16 36 Goss Lane**

The proposal to recommend **ACCEPT** was proposed by Cllr Tonkin and seconded by Cllr Frappell.

The vote was unanimous.

The meeting closed at 8.05pm.

Chairman's signature:



Date: 21. 09. 16.



## NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 31<sup>st</sup> August 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     | LOCATION NO   | APPLICANT                | PROPOSAL  | COMMENTS  |
|-----------|---------|-----|-------------------|---------------|--------------------------|---|---|
| 4722      | 1830/16 | F   | The Maples        | 14            | Mr R Dicks               | Erection of new single attached dwelling.   | recommend <b>REFUSAL</b> on the grounds that the proposed development is out of character with other properties and the streetscene, conflicting with policies GDP/3 and CS12, and the application is misleading by not referencing the separate application for a garage and the attendant loss of external parking. |
| 4723      | 1887/16 | F   | Nailsea Wall Lane | Elm Tree Farm | Mr & Mrs William Bougard | Erection of a replacement roof to agricultural building for use as bat roost in association with conversion of approved residential use of agricultural buildings at Elm Tree Farm ref 15/P/1865/CUPA   | Recommend <b>ACCEPT</b> .   |
| 4724      | 1896/16 | LUP | Goss Lane         | 36            | Ms Zoe Starzak           | Certificate of lawful development proposed for the conversion of the loft to include a rear dormer with 5no. roof-lights to the front elevation and 9no. roof-lights to the rear. Replace garage roof from flat to hipped with the removal of 2no. windows. Replacement and enlargement of garage door and installation of 3no. roof-lights, one on each plane of roof, above existing kitchen. | Recommend <b>ACCEPT</b> .   |
| 4725      | 1898/16 | F   | Goss Lane         | 36            | Ms Zoe Starzak           | Erection of a single storey front extension to replace existing orangery with the installation of 2no. roof-lights.   | Recommend <b>ACCEPT</b> .   |
| 4726      | 1946/16 | F   | Bucklands View    | 20            | Mrs D Snape              | Single storey rear extension and first floor extension above existing garage  | Recommend <b>ACCEPT</b> .   |

