

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 20 September 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	LOC NO	APPLICANT	PROPOSAL
4870	2002/17	F	High Street	126	St Peters Hospice	Change of use of first floor office – Class B1 to retail class A1.
4871	2019/17	F	Farlers End	Electricity Substation	Western Power Distribution	Erection of an extension to existing switch room.
4872	2031/17	F	Silver Street	72, Land to the rear.	Mr Simon Bougourd	Erection of a detached dwelling.
4873	2036/17	F	Briar Close	30	Mr R Daw	Erection of a two storey rear extension.
4874	2056/17	F	Heath Road	15	Fitzpatrick	Ground floor, single storey rear extension. Roof extension and dormers.
4875	2069/17	LB	Netherton Wood Lane	South Common Farm	Mr C Elliot	Move gate back 1.8m, create new stone flank walls, stone piers and relocate concrete pier caps.
4876	2086/17	CUPA	High Street	4, (Coates House).	Juggle Nation	Prior approval for a change of use of office building B1 (a) to 56no. Flats (Class C3 residential).
4877	2092/17	F	Oaksey Grove	1	Mr D Jenkins	Demolition and re-build of existing single garage extension of paved driving and installation of entrance gates.

4878	2100/17	LB	Netherton Wood Lane	South Common Farm	Mr Chris Elliot	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 6.0 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.
4879	2101/17	HHPA	Four Acres Close	28	Mrs J Cook	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 6.0 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.
4880	2116/17	F	Woodland Road	11	Mr & Mrs Cook	Demolition of existing side single storey extension and erection of a two storey extension with single storey extension.



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

13 September 2017

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 20TH SEPTEMBER 2017

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

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL	COMMENTS
4870	2002/17	F	High Street	126	St Peters Hospice	Change of use of first floor office - Class B1 to retail class A1.	
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NAILSEA TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Wednesday 20 September 2017 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Phillips (in the Chair), Cllr Argles, Cllr Barber, Cllr Barclay, Cllr J Blatchford, Cllr Bird, Cllr Ellis, Cllr Frappell, Cllr Hunt, Cllr Lees, Cllr Packham, Cllr J Tonkin, Cllr Wilson, the Clerk and Assistant Clerk.



P86/17 APOLOGIES

Apologies were received and accepted from Cllr Middleton.

P87/17 DECLARATIONS OF INTERESTS

Cllr Wilson declared a personal interest in application 2101/17 as the applicant is a neighbour.

Cllr Frappell declared a personal interest in application 2031/17 as the applicant is a neighbour.

Cllr J Tonkin declared a prejudicial interest in applications 2069/17 and 2100/17 as the applicant is a client. He also 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.

Cllr Bird declared a personal interest in application 2031/17 as the applicant is friend of the family.

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.

P88/17 PLANNING

a) Consideration of plans received from North Somerset Council

2002/17 – 126 High Street

Cllr Phillips suggested this was a retrospective application as the Bridal Suite was already open upstairs at St Peters Hospice. It appears that the lift in the store room is for goods only, rather than customers or staff.

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

The vote was 12 in favour and 1 abstention.

2019/17 – Electricity Substation, Farlers End

The motion to recommend accept was proposed by Cllr Frappell, seconded by Cllr Hunt.

The vote was 12 in favour and 1 abstention.

2031/17 – 72 Silver Street

Gerry McDermott of 17 Meadway Avenue spoke to the committee and explained that the proposal is for land that adjoins 17 and 15 Meadway Avenue. He said that this application

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was a repeat of that from 2010. He said the height of the proposed dwelling is 6.5 metres, just under the neighbouring church eaves and would be visually intrusive as well as an intrusion on his privacy, especially as there is a drop in the land from the proposed development site and the properties on Meadway Avenue.

In the conditions of the approval to the previous application there was reference to retaining boundary landscaping. Mr McDermott was concerned there was a plan to remove some of the trees this time. His preference would be for semi-mature trees to be planted to improve the screening to his property. He passed around photos of his garden looking towards the proposed site. Cllr Packham observed that the current plan suggested the existing hedging was to be retained.

Cllr Phillips noted comments online from Mr Wootton which discussed concerns over vehicular access at the junction of Silver Street and emergency vehicle access.

The motion to recommend approve was proposed by Cllr Lees and seconded by Cllr Packham, with a condition imposed to ensure trees screening properties on Meadway Avenue from the site are retained. Further, to request a Highways Assessment addressing existing problems with vehicle access at the junction with Silver Street; access for emergency vehicles and; ensuring construction and site traffic can access the site safely.

The vote was 9 in favour, 1 against and 3 abstentions.

2036/17 – 30 Briar Close

The motion to recommend approval was proposed by Cllr Lees and seconded by Cllr Tonkin.

The vote was 12 in favour and one abstention.

2056/17 – 15 Heath Road

The motion to recommend approval was proposed by Cllr Packham and seconded by Cllr Lees.

The vote was 11 in favour and 2 abstentions.

2069/17 – South Common Farm, Netherton Wood Lane

Cllr Tonkin left the meeting at 7.57pm.

The motion to recommend approval was proposed by Cllr Packham and seconded by Cllr Hunt.

The vote was 12 in favour and 1 abstention.

2100/17 - South Common Farm, Netherton Wood Lane

The motion to recommend approval was proposed by Cllr Argles and seconded by Cllr Packham.

The vote was 11 in favour and 2 abstentions.

Cllr Tonkin returned to the meeting at 8.00pm.

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2086/17 – 4 (Coates House) High Street

Cllr Phillips noted that prior approval had been granted in 2016 for 25 flats. He questioned whether the 56 flats being proposed would meet minimum specifications for space in the national planning standards. He said that the parking provision is inadequate and overall the proposal was gross over-development.

Cllr Tonkin commented that the development would exacerbate issues with parking on Lodge Lane.

Cllr Lees, Packham and Blatchford commented that there is a need for smaller offices and the existing use of the building should be retained, certainly to avoid such an inappropriate scheme as the one being proposed.

It was proposed by Cllr Lees and seconded by Cllr Wilson to recommend refusal on the grounds of; the inadequate size of the dwellings, overdevelopment, insufficient access and parking provision and the site being better suited to employment use.

The vote was 12 in favour and 1 abstention.

2092/17 – 1 Oaksey Grove

The motion to recommend approval was proposed by Cllr Packham and seconded by Cllr Frappell.

The vote was 7 in favour, 3 against and 3 abstentions,

2101/17 – 28 Four Acres Close

The committee made no comment on this prior approval application.

2116/17 – 11 Woodland Road

Cllr Packham didn't feel the front extension was necessary and didn't fit with the street scene, although he was happy with the rear extension. He motioned to recommend refusal, seconded by Cllr Tonkin, on the grounds that the front extension would be incongruous with the street scene.

The vote was 12 in favour and 1 abstention.

The meeting closed at 8.11pm

Chairman's signature: _____ Date: _____

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 20TH SEPTEMBER 2017

Comments from the above committee.

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4871	2019/17	F	Farlers End	Electricity Substation	Western Power Distribution	Erection of an extension to existing switch room.	Recommend approve.
4872	2031/17	F	Silver Street	72, Land to the rear.	Mr Simon Bougourd	Erection of a detached dwelling.	Recommend approve, with a condition imposed to ensure trees screening properties on Meadow Avenue from the site are retained. Request a Highways Assessment addressing existing problems with vehicle access at the junction with Silver Street; access for emergency vehicles and; ensuring construction and site traffic can access the site safely.
4873	2036/17	F	Briar Close	30	Mr R Daw	Erection of a two-storey rear extension.	Recommend approve.
4874	2056/17	F	Heath Road	15	Fitzpatrick	Ground floor, single storey rear extension. Roof extension and dormers.	Recommend approve.
4875	2069/17	LB	Netherton Wood Lane	South Common Farm	Mr C Elliot	Move gate back 1.8m, create new stone flank walls, stone piers and relocate concrete pier caps.	Recommend approve.

4876	2086/17	CUPA	High Street	4, (Coates House).	Juggle Nation	Prior approval for a change of use of office building B1 (a) to 56no. Flats (Class C3 residential).	Recommend refusal on grounds of inadequate size of the dwellings (overdevelopment), insufficient access and parking provision for the proposed development and the site within the town being better suited to employment use.
4877	2092/17	F	Oaksey Grove	1	Mr D Jenkins	Demolition and re-build of existing single garage extension of paved driveway and installation of entrance gates.	Recommend approve.
4878	2100/17	LB	Netherton Wood Lane	South Common Farm	Mr Chris Elliot	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 6.0 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.	Recommend approve.
4879	2101/17	HHPA	Four Acres Close	28	Mrs J Cook	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 6.0 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.5 metres high.	No comment.

4880	2116/17	F	Woodland Road	11	Mr & Mrs Cook	Demolition of existing side single storey extension and erection of a two storey extension with single storey extension.	Recommend refusal on the ground that the front extension would be incongruous with the street scene.
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