

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE

Planning Committee will be held on Wednesday 23 November 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
4744	2486/16	F	Station Road	108	Mr Frank Page	Erection of 1 no. three bedroom dwelling.
4745	2515/16	F	Land at Lodge Lane	4 & 6	Mr E Ross	Application for variation of condition Nos. 4 and 6 on application 10/P/1838/F (Erection of 9 no. residential dwellings together with the realignment of the Lodge Lane roundabout and construction of footpath to southern boundary without complying with condition 21 of planning permission 09/P/2104/F to allow for amendment ground levels and ridge heights for finished buildings and alterations to the side elevation of plot 6 and to alter the specified drawing numbers to include the revised plans) to allow for the alteration to the existing hedge.
4746	2542/16	F	High Street	Coates House	Lunar Office Sarl	Lift overrun at roof level.
4747	2545/16	HHPA	Milton Close	8	Mr & Mrs Vowles	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 4.42 metres; 2) have a maximum height of 2.6 metres and 3) have eaves that are 2.6 metres high.
4748	2595/16	HHPA	Bude Close	3	Mr Himsworth	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the

TC REF NO	APPL NO	CAT	LOCATION ROAD	LOCATION NO	APPLICANT	PROPOSAL
						rear wall of the original house by 5.83 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 2.985 metres high.
4749	2664/16	F	Station Road	119	Mr & Mrs Verstage	Change of use from first floor office to 1no. flat (Flat A) to form new studio flat (Flat B). 4no. rooflights to the front elevation and 3no. rooflights to the rear elevation.
4750	2668/16	F	Meadway Avenue	13	Mr & Mrs Bell	Single storey rear extension.



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

16 November 2016

NAILSEA TOWN COUNCIL

PLANNING COMMITTEE 23 NOVEMBER 2016

Minutes of the Planning Committee meeting held on Wednesday 23 November 2016 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 Jameel, Cllr Lees, Cllr Middleton, Cllr J.Tonkin, Cllr Wilson and the Clerk. In attendance, Cllr J.Blatchford, Cllr Holt, Cllr Petford, Cllr Ponsonby and Cllr A.Tonkin.



P11616 APOLOGIES. Cllr Phillips.

P117/16 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 Barclay declared a personal interest in planning application 4749, 119 Station Road, as he is a regular customer of the shop.

Cllr Frappell declared a personal interest in planning application 2545/16, 8 Milton Close, as the applicant is known to her.

Cllr Lees declared a personal interest in planning application 2595/16, 3 Bude Close, as the applicant is a neighbour.

Cllr Tonkin declared a personal interest in planning application 2486/16, 108 Station Road, as the applicant was formerly his general practitioner.

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.

P118/16 PLANNING

a) Consideration of Plans received from North Somerset Council

i) Planning Application 2486/16, 108 Station Road

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

The vote was nine in favour and one abstention.

ii) Planning Application 2515/16, 4 & 6 land at Lodge Lane

It was agreed that the committee would not make a formal comment as the application is in Wraxall and Failand parish, but it highlighted the need for the Tree Officer to comment on the affected hedge.

iii) Planning Application 2542/16, Coates House High Street

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

The vote was eight in favour and two abstentions.

The Clerk was asked to point out to the owners of the former Queen's Head that there are now two properties called Coates House on the High Street.

iv) Planning Application 2545/16, 8 Milton Close

It was agreed to make no comment as this is a prior approval request.

v) Planning Application 2595/16, 3 Bude Close

It was agreed to make no comment as this is a prior approval request.

vi) Planning Application 2664/16, 119 Station Road

The motion to recommend **ACCEPT** was proposed by Cllr Lees and seconded by Cllr Wilson.

The vote was seven in favour and three abstentions.

vii) Planning Application 2668/16, 13 Meadway Avenue

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

The vote was nine in favour and one abstention.

The meeting closed at 7.43pm.

Chairman's signature: _____

A black rectangular box redacting the signature of the Chairman.

Date: _____

14 November 2016

NAILSEA TOWN COUNCIL - PLANNING COMMITTEE MEETING 23 NOVEMBER 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
4744	2486/16	F	Station Road	108	Mr Frank Page	Erection of 1 no. three bedroom dwelling.	Recommend ACCEPT .
4745	2515/16	F	Land at Lodge Lane	4 & 6	Mr E Ross	Application for variation of a condition Nos. 4 and 6 on application 10/P/1838/F (Erection of 9 no. residential dwellings together with the realignment of the Lodge Lane roundabout and construction of footpath to southern boundary without complying with condition 21 of planning permission 09/P/2104/F to allow for amendment ground levels and ridge heights for finished buildings and alterations to the side elevation of plot 6 and to alter the specified drawing numbers to include the revised plans) to allow for the alteration to the existing hedge.	It was agreed that the committee would not make a formal comment as the application is in Wraxall and Failand parish, but it highlighted the need for the Tree Officer to comment on the affected hedge.
4746	2542/16	F	High Street	Coates House	Lunar Office Sarl	Lift overrun at roof level.	Recommend ACCEPT .
4747	2545/16	HHPA	Milton Close	8	Mr & Mrs Vowles	Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear	It was agreed to make no comment as this is a prior approval request.

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4749	2664/16	F	Station Road	119	Mr & Mrs Verstage	Change of use from first floor office to 1no. flat (Flat A) to form new studio flat (Flat B). 4no. rooflights to the front elevation and 3no. rooflights to the rear elevation.	Recommend ACCEPT .
4750	2668/16	F	Meadway Avenue	13	Mr & Mrs Bell	Single storey rear extension.	Recommend ACCEPT .