

BLEADON PARISH COUNCIL

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Planning Applications 2020

Number	Application Details	Position
20/P/0195/LDE	<p><i>Certificate of Lawfulness Development to establish lawfulness of the dwelling agricultural building residential curtilage and mixed storage. – Woodland Farm Mearcombe Lane Bleadon BS24 0NZ</i></p> <p><i>The Parish Council has no objections to this application and therefore recommends approval.</i></p>	Withdrawn
20/P/0285/FUL	<p><i>Demolition of existing house workshop and outbuildings and erection of 4 new dwellings – Wallflower House 30 Coronation Road Bleadon Somerset BS24 0PG – 15/05/20</i></p> <p><i>In its present form the parish council objects to the proposed planning application.</i></p> <p><i>Bleadon Parish Council acknowledges that this site requires development but in doing so the developer needs to be recognisant of the location of this site it being in the centre of the village. Due to it occupying the gradient of the hill which currently overlooks the church and surrounding cottages the development needs to be conversant and sympathetic to the local properties the majority of which are constructed of stone.</i></p> <p><i>The present development does not take into account the general ambience of this part of the village and in the view of many residents the present layout is over development. Four three storey houses in this location is simply not appropriate. As previously stated the Parish Council supports development of this site as did the majority of the respondents to Neighbourhood Plan survey but it has to be in keeping to the local environment and beneficial to its surrounding environs.</i></p> <p><u>Comments submitted to Mike Cole Case Officer on the 27th April 2020</u></p>	Withdrawn
20/P/0400/FUH	<p><i>Single storey extension to provide porch and wet room bathroom – Hillside Cottage Shiplate Road Bleadon BS24 0NG</i></p> <p><i>The Parish Council recommended approval – by e-mail 14/04/2</i></p>	Approved 17/04/20
20/P/0427/FUL	<p><i>Retrospective application for holiday let chalet with raised decking and canopy. – Westview Toll Road Bleadon</i></p> <p><i>Recommended approval</i></p>	
20/P/0603/LDE	<p><i>Certificate of lawful development for exiting use of yard at Woodlands Farm for mixed storage of vehicles trailers generators and a metal container (B8) and for vehicle and equipment maintenance (B2) –Land at Woodlands Farm Mearcombe Lane Bleadon BS24 0NZ</i></p> <p><i>The Parish Council advised North Somerset on line that it had no objections</i></p>	Approved 08/05/20
20/P/0650/FUH	<p><i>Certificate of lawful development for exiting use of yard at Woodlands Farm for mixed storage of vehicles trailers generators and a metal container (B8) and for vehicle and equipment maintenance (B2) –Land at Woodlands Farm Mearcombe Lane Bleadon BS24 0NZ 30/04/20</i></p> <p><i>The Parish Council advised North Somerset on line that it had no objections</i></p>	Approved 25/06/20

20/P/0658/FUH	Demolition of existing single garage and construction of double garage with adjoining home office/storage extension – Edgehill Celtic Way Bleadon BS24 ONA <u>The Parish Council recommended approval - by e-mail 14/04/20</u>	Withdrawn 07/05/20
20/P/0793/FUH	Erection of a detached garage – Hoveland Shiplate Road Bleadon BS24 ONG 04/06/20 <u>The Parish Council recommended approval – by e-mail 01/07/2020</u>	Withdrawn
n20/P/0833/FUH	Demolition of conservatory. Erection of single storey side extension and loft conversion – Alwoodley Hilcote Bleadon BS24 9JR <u>The Parish Council recommended approval – by e-mail 14/04/20</u>	Approved 05/06/20
20/P/0853/FUH	Proposed construction of a new porch and proposed new side window to South elevation. – Cobblestones Purn Way Bleadon BS24 0QE <u>The Parish Council recommended approval – by e-mail 14/04/20</u>	Approved 19/06/20
20/P/1081/FUH	Change of 1no east elevation window into a glazed door to become the main entrance giving level access to the small lobby and erection of an oak ‘Porch’ surround above new doorway – Church Room Rectory Lane Bleadon – 06/08/20 <u>The Parish Council recommended approval and it was their belief that the property would greatly enhanced by the proposals, - by e-mail 01/07/20</u>	Approved 05/08/20
20/P/1125/FUH	Demolition of outhouse patio and single detached garage and proposed 3 storey rear extension – Newlands Shiplate Road Bleadon BS24 ONG – E334227N156931 27/07/20 <u>Following a visit to the property it was agreed that the recommendation should to approved – by e-mail 09/07/20</u>	Approved 20/10/20
20/P/1139/FUL	Construction of a two storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20 <u>The Parish Council has previously recommended refusal of this application and saw no reason to change their view and therefore recommended refusal – by e-mail 01/07/20</u>	Approved 10/12/2020
20/P/1189/FUL	Stationing of four holiday lodges – Land adjacent Racing Club Accommodation Road Bleadon – 17/10/20 <u>The Council supported the application although there was some concern in as much that they did not wish to see the demise of the Racing Club facility with possible further development.</u>	Approved 10/12/20
20/P/1365/FUH	Demolition of boiler room to side of property. Demolition of garage to rear of property. Erection of ground floor side/rear extension and car port area with extension of loft space above. Adjustment of existing single front dormer to provide 2 x new dormers. Provision of a rear dormer and 2 no roof lights within roof plane. Erection of a single storey utility room to opposite side. Alterations to external materials from render to Cederne cement cladding and existing concrete roof tiles to be replaced with slate effect roof tiles. – Avilion Roman Road Bleadon BS24 OAD – E334669-N157673 – 21/07/20 <u>The Parish Council recommended approval – by e-mail 01/07/2020</u>	Approved 14/08/20
20/P/1458/FUH	Proposed ground floor extension of existing bungalow with associated alterations – Windrush Roman Road Bleadon BS24 OAD - 20/07/20 <u>The Parish Council recommended approval – by e-mail 02/07/20</u>	Approved 24/08/20
20/P/1878/FUL	Erection of a general purpose agricultural building – Land off Bleadon Road Bleadon – 10/10/20 – previous application 17/P/1178/FUL dated November 2017 Approved with conditions. <u>The Parish Council recommended refusal on the grounds that the height had increased by 1.5 metres from the previous application – 16/09/20 –</u>	Approved 05/11/20
20/P/1918/FUH	Proposed erection of a two storey rear extension to link the main dwelling to the detached rear garage; First floor above the garage and erection of a dormer to the front elevation – 20 The Veale Bleadon BS24 ONW E334431N156865 – 04/10/20 <u>Parish Council recommended approval – 16/09/20</u>	Approved 12/10/20

20/P/1952/FUH	<i>Installation of a Summerhouse on existing raised patio to North East Corner of the site – Wonderstone Cottage Shiplate Road Bleadon – 04/10/20 <u>The Parish Council recommended approval – 16/09/20</u></i>	Approved 29/09/20
20/P/2010/FUH	<i>Proposed Ground Floor single storey extension to infill existing veranda. Extend decking out 2 metres into rear garden – Wayside Hillside Road Bleadon – 15/09/20 <u>The Council supported this application</u></i>	Approved 11/12/20
20/P/2049/FUL	<i>Change of use of garden land used incidentally to Purn Farm to use as a garden land incidentally to Conker Cottage incorporating a sewage treatment plant serving several properties – Conker Cottage Bridgwater Road Bleadon BS24 0AD – 12/10/20</i>	Approved 09/11/20
20/P/2096/FUL	<i>Retain existing dwelling demolition if existing workshop and outbuilding and erection of 2 no. new semi-detached dwellings with detached garages and associated external works around the site – Wallflower Cottage Coronation Road Bleadon - 26/10/20 <u>Agreed to support with reservations with regard to the possible presence of disused fuel tanks and traffic movement to and from the site</u></i>	
20/P/2115/AGA	<i>Prior notification for the proposed erection of an aluminium barn to provide storage for hay animal feed fertilizer equipment and machinery – Gorselands Roman Road Bleadon BS24 0AD – 12/10/20</i>	Granted
20/P/2371/FUL	<i>Erection of a holiday lodge and associated parking and amenity area – South Hill Farm Bridgwater Road Bleadon BS24 0BD – 17/11/20 <u>The Council supported the application</u></i>	Approved 22/01/21
20/P/2384/FUH	<i>Retrospective conversion of home gym and work space into two bedrooms and reception room – Utopia Roman Road Bleadon BS24 0AD – 02/11/20 <u>Amended Details – 21/10/20 – The Council supported the application</u></i>	Approved 30/11/20
20/P/2487/FUH	<i>Demolition of existing single garage and erection of a larger single garage with adjoining home office/storage extension – Edgehill Celtic Way Bleadon BS24 0NA – 17/11/20 <u>The Council supported the application</u></i>	Approved 04//12/20
20/P/2543/FUL	<i>Erection of 2no two storey dwellings (semi-detached) – 17 Coronation Road Bleadon BS24 0PG – 30/11/20 <u>The Council supported the application although it had reservations regarding the need to dispose of one of the boundary natural stone walls.</u></i>	
20/P/2614/FUL	<i>Change of use of land from pasture to site for timber lodges for year round holiday use in association with the existing holiday park – Land at Purn Holiday Park Bridgwater Road Bleadon – 14/12/20</i>	
20/P/2628/FUL	<i>Retrospective application for holiday let chalet with raised decking and canopy – Westview Toll Road Bleadon – 07/12/20</i>	Approved 13/01/21
20/P/2727/EXT	<i>Application for Additional Environmental Approval to extend the time limit for implementation of planning permission 14/P/0746/F2 (large scale major application for Leisure complex together with an Environmental Impact Assessment with change of use from agricultural lakes to tourist facility(D2) providing a water-park for cable-tow wake-boarding, water-skiing, canoeing and other non-powered water-based sports with construction of retaining bank for a series of lakes consisting of a long lake for triathlon with 2no islands, a main lake with central island, up to 8 masts for cable-skiing, a balancing lake and a training lake. Works to include erection of club house with showers/wk., restaurant/cafe, equipment hire/shop(A1), kitchen (A3 and A4), offices, training facilities and grounds management. Erection of a boat and equipment storage building, boiler room, pumping and control cabins, parking for 65 vehicles , reed-bed treatment plant, associated landscaping with hard surfaced tracks and water-control features for attenuation of excess water (part retrospective) – 30/11/20 - <u>Details noted</u></i>	Approved 27/11/20

<p>20/P/2725/FUL</p>	<p><i>Development of 3no dwellings and 3no detached garages - Land adj junction of Bridge Road and Coronation Road Bridge Road Bleadon – 28/12/20</i></p> <p><i>Whilst we understand it is not a valid planning reason to state creeping planning as a reason for refusal. It is quite clear with the advent of a similar application – 20/P/2726/FUL at the other end of this field complex that should permission be granted the floodgates would be opened for further application (s) on a site that has only recently been refused by the Planning Inspectorate following an appeal – APP/D0121/W/18/3211789 in respect to 17/P/5545/OUT.</i></p> <p><i>In the Inspector’s Report emphasis was given to the Ecological and Environmental damage such a development would cause in respect to breeding birds water voles and bats. A local survey indicated the presence of four ‘red list’ species and seven ‘amber’ list species of which breeding was evident in both species. It was recognised that the presence of water voles was present in the local rhyne network. Likewise the area is used by a range of more common bat species but also greater and lesser horseshoe bats. Such a development would therefore have a disastrous ecological and environmental effect on these local habitats.</i></p> <p><i>The proposed site is not appropriately located in matters such as landscape flooding and biodiversity and it is outside the village fence. It would further impact on the local traffic movement in the locality whereby the proposed development is of a nature whereby it would encourage daily migration for employment and would not to be within the price attainment for young local residents to acquire an affordable home. Excess cars to the development would ultimately park on Bleadon Road thus causing a potential traffic hazard. From a local survey for the preparation of an emerging Neighbourhood Village Plan over 78% of the local residents indicated that they did not wish to see further development within the village other than that already provided by the Marshalls Quarry site.</i></p> <p><i>The proposed development would without doubt change the very nature of the village in terms impact character and appearance of the area the moorland landscape and of course the AONB. It would run contrary to the principle of “Brownfield” sites being developed in preference to “Greenfield” sites.</i></p> <p><i>It would be detrimental to the “Rural Character” of the village as well as the surrounding area inclusive of the Mendip Area of Outstanding Beauty designated “Heritage Landscapes” and the West Mendip Way. Undoubtedly it would increase light pollution in an area which is recognised as being an integral part of the “Dark Skies” area of the village in lighting terms. The proposed location forms part of an important field buffer zone between the village and the A370. Flooding is not unknown in the area and the current capacity of the local sewerage system is far from adequate. Finally it flies in the face of North Somerset Council’s own development policies for such as a designated ‘infill’ village as Bleadon.</i></p> <p><i>For all of the reasons stated hereto and by a unanimous decision of the Parish Council at its meeting of the 14th December 2020 it was resolved that the application be recommended to be refused</i></p>	
<p>20/P/2726/FUL</p>	<p><i>Erection of 5no dwellings – Land North to A370 and South of Bleadon Road Bleadon – 28/12/20</i></p> <p><i>Whilst we understand again as with application 20/P/2725/FUL it is not a valid planning reason to state creeping planning as a reason for refusal. It is quite clear with the advent of a similar application – 20/P/2726/FUL off Bridge Road at the other end of this field complex that should permission be granted the floodgates would be opened for further application (s) on a site that has only recently been refused by the Planning Inspectorate following an appeal – APP/D0121/W/18/3211789 in respect to 17/P/5545/OUT.</i></p> <p><i>In the Inspector’s Report emphasis was given to the Ecological and Environmental damage such a development would cause in respect to breeding birds water voles and bats. A local survey indicated the presence of four ‘red list’ species and seven ‘amber’ list species of which breeding was evident in both species. It was recognised that the presence of water voles was present in the local rhyne network. Likewise the area is used by a range of more common bat species but also greater and lesser horseshoe</i></p>	

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20/P/2811/FUL	<p><i>Change of use from mixed agricultural and industrial use as a caravan park for static and touring caravans – Land at Wayacre Drove Accommodation Road Bleadon - 18/01/2121</i></p> <p><i><u>The Council recommended refusal due to a plethora of local similar adjacent sites which was producing an imbalance that was impacting on the rural nature of the village. Traffic was another concern due to excess speeds on the approaches to the site.5</u></i></p>	Withdrawn 01/02/21
20/P/2959/FUL	<p><i>Retrospective application for the erection of agricultural store building – Land to the South West of Bridgwater Road Bleadon – 28/12/20</i></p>	
20/P/3032/FUL	<p><i>Proposed demolition of existing redundant stables and erection of a single storey holiday unit – Mulberry House Roam Road Bleadon- 18/01/21</i></p> <p><i><u>The Council recommended that the application be held in abeyance until a correct and up to date Bat Survey is carried out. That which was submitted by the applicant was secured in the incorrect period of the year</u></i></p>	Approved 27/01/21