

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the Community and Youth building, rear of Redfield Edge Primary School, High Street, Oldland Common on Monday 3 July 2023 at 7.30pm.

PRESENT: Councillors: P Collins, L Efthymiou, S Hawking,
St Nash, V McNab, K Scudamore,
A Thomas

Officer: Mrs K Fry

There were 3 members of the public present.

The Chair outlined the procedures for exit from the building in the event of an emergency.

63/23. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 12 June 2023 be confirmed as a correct record and signed by the Chair.

64/23. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COMMITTEE

A resident spoke with concerns over planning application P23/01919/F.

A resident spoke with concerns over planning application P23/01845/F

65/23. CONSIDERATION OF PLANNING MATTERS

The Clerk had circulated details of planning applications decided since the last meeting and this was noted.

Consideration of planning applications outside of the parish:

P23/07171/F Bridgeate Engineering Works. Erection of extensions to form enlarged factory building (Class E G (iii)) with associated works. (Revised plans received).

Bitton Parish Council have No Objection.

Consideration of planning applications within the parish:

P23/01656/F 113 High Street, Oldland Common. Creation of vehicular access onto classified road.

Bitton Parish Council Object to this application with concerns of entering and exiting onto a main road with no turning facility in place.

P23/01845/F The Swan Inn, Bath Road. Erection of 1 no. marquee (retrospective).

Bitton Parish Council have No Objection to the erection of the marquee subject to limitations being in place for its use. This should include the number of events that are held externally and limitations placed on the times of music played outdoors.

- P23/01837/F 186B & 186C High Street, Oldland Common. Works to 2 no. dwellings to install 1 no. dormer and 1 no. rooflight to the rear roof slope and 1 no. rooflight to front roof slope to facilitate loft conversions.
- The comments of the Parish Council are No Objection.
- P23/01883/HH 39 Atherston, North Common. Erection of a single storey rear extension to form additional living accommodation.
- The comments of the Parish Council are No Objection.
- P23/01893/PNH 73 West Street, Oldland Common. Single storey rear extension to provide large kitchen, living and dining area to rear of house as well as a downstairs toilet and utility area.
- The comments of the Parish Council are No Objection.
- P23/01933/F Beach House, Beach Lane. Change of use of land to formal garden. Construction of new access and access drive and surfaced greenway and reconfiguration of existing parking and timing arrangements.
- Bitton Parish Council Object to the redirection of the footpath. This is a very well used footpath within the AONB and Conservation Area which attracts many.
- P23/01919/F Land Adjacent to Brockham House, North Stoke Lane. Change of use of land from agricultural and garden land to outdoor recreational use (Use Class F.2(c)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of an all-weather riding arena.
- Bitton Parish Council strongly Objects to this application. The proposed development will have a huge impact on its neighbouring property and will be a scar on the landscape of the AONB and affect the openness of the Greenbelt. Councillors would like planners to check all of the planning constraints that were put in place when it was changed from a Garden Nursery to a domestic dwelling. Limitations were placed for agricultural permission only. This application is inappropriate to the area and has no benefit to the local economy.

The meeting closed at 20.25 pm

.....
Chair