

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

10 August 2016

Section 1

Item 6 – 16/P/0150/O Land north of Oldmixon Road, Hutton and Weston-super-Mare

Additional consultee comments.

North Somerset Internal Drainage Board:

No objections subject to conditions and informatives being added to any consent.

Third party comments.

The petition objecting to the application has 448 signatures.

The reasons for refusal had the Council been in a position to determine the application have been amended as set out below.

AMENDMENT TO RECOMMENDATION:

- 1 The proposal is for residential development on land outside the settlement boundaries for Weston-super-Mare and Hutton as defined in policy H/7 of the North Somerset Replacement Local Plan and is contrary to policies CS28 and CS33 of the North Somerset Core Strategy as proposed to be modified and is therefore contrary to paragraph 14 of the NPPF.
2. The development will harm the rural landscape character and quality of the area and will also cause the sprawl of the urban area into open land that functions to separate Weston-super-Mare from Hutton and Weston Villages. This will detract from the rural setting of the Mendip Hills Area of Outstanding Natural Beauty, contrary to policies CS5, CS12, CS14, CS19 and CS33 of the North Somerset Core Strategy, policies DM10, DM11 and DM 32 of the draft Sites and Policies Plan Part 1 Development Management Policies and the objectives of the NPPF paragraphs 64 and 66.
- 3 As per agenda

Section 2

Item 7 – 16/P/0859/F The Bungalow Inn, Kingdown Road, Butcombe

Additional Third Party comments:

An additional objection has been received. However this raises no new planning points of concern:

Nempnett Thrubwell Parish Council

An objection has been received from this parish council as the site is located close to its boundary. Concern is expressed that the car park will be used for airport parking with use of a 24 hour transfer

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bus operating to the detriment of residents. Considered that the proposal is inappropriate in the green belt. Concerned over traffic generation on an inadequate section of road.

Officer comments: The issue of unauthorised use of the car park for airport parking is being investigated but is not directly related to the proposal before the Local Planning Authority. The size of the replacement building has been assessed and is considered to comply with green belt policy. It is considered that the road network has sufficient capacity for the development without adversely affecting highway safety.

Additional comments from North Somerset Council Flood Risk Management Team

The Flood Risk Management team has requested an additional condition. This is reproduced in the Amended recommendation below.

AMENDMENT TO RECOMMENDATION:

An additional condition, numbered 14 is proposed:

14. No development shall be commenced until details of a sustainable surface water drainage system together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved by the Local Planning Authority. Such works shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015) and policy CS/3 of the North Somerset Core Strategy.

Item 10 – 16/P/0887/F 20A Providence Lane, Long Ashton

Correction to description

The description of the application has been amended to:

“Erection of second floor extension to south (front) elevation.”

Officer comments: The amendment of the description has been amended to make the description of the application more accurate. The neighbours have been notified of the change of the description and this change would not prejudice them.