

Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th May 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.45 p.m.

Present: Councillors Trevor Bidwell Ford, Maurice Blunsdon, Martyn Hooper, Robert Jenner, Ian Payne, Brian Phillips (Vice Chairman), Viv Wathan and Jean Watson.

Also Present: Mr & Mrs Lufflum, Trudy Bird and Aleana Baird (assistant).

Apologies for Absence.

Councillors Jane Bollen, Wendy Griggs and David Crossman (Chairman).

Parishioners Views.

Mr Lufflum spoke in support of his application 10/P/0720/F.

FOR DECISION

***** The Parish Council Vice-Chairman Trevor Bidwell Ford chaired the meeting.**

PLN To elect a Planning Committee Chairman for the ensuing year.

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RESOLVED: that David Crossman be elected as Planning Committee Chairman for the ensuing year.

PLN To appoint a Planning Committee Vice-Chairman for the ensuing year.

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RESOLVED: that Brian Phillips be elected as Planning Committee Vice Chairman for the ensuing year.

PLN Declarations of Interest (Agenda Item 3)

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Councillor Maurice Blunsdon declared a personal interest in application 10/P/0720/F and abstained from voting as he did not wish it to be viewed that he may influence any decision as he was disabled himself.

Councillors Jean Watson and Trevor Bidwell Ford both declared a personal interest in application 10/P/0659/F as they were neighbours of the applicant.

PLN Minutes of the Meeting held on April 26th 2010 (Agenda item 3)

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RESOLVED that the minutes of the Planning Sub-Committee dated 26th April 2010 be confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 6)

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NONE

PLN Planning Applications (Agenda Item 5)

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The Clerk had made all planning application history available for additional information to all committee members.

*** At this point in the meeting Vice Chairman Trevor Bidwell Ford and members agreed to change the order of items on the agenda to allow members of the public to leave the meeting early.

i) 10/P/0720/F – Mrs Lufflum, Rose Lea Cottage, Lampley Road, Yatton, BS21 6TY. Erection of a single storey rear extension.

RESOLVED: that councillors recommended supporting application 10/P/0720/F for the following reason.

Reasons for Recommending Supporting. The proposed extension had no detrimental impact on neighbouring properties or the street scene and was to provide an essential facility for a disabled resident.

ii) 10/P/0616/F4 – Redrow Homes (South West) Ltd, Oxford Plasma Technology, North End Road, Yatton, BS49 4AP. Application to extend the time limit for 05/P/1858/O for a residential development with live-work units.

RESOLVED: that councillors recommended supporting application 10/P/0616/F4 for the following reason.

Reasons for Recommending Supporting. The Parish Council recommended supporting the time extension for the application and were pleased to see that the affordable housing element was still included.

iii) 10/P/0659/F – Mr & Mrs A Kingscott, Glen Garif, Jasmine Lane, Claverham, BS49 4PY. Repositioning of field access (retrospective).

RESOLVED: that councillors recommended supporting application 10/P/0659/F for the following reason.

Reasons for Recommending Supporting. The Planning Committee agreed that the repositioning of the field access was to be recommended as it allows vehicles to leave the lane clear whilst opening the gates. There was a concern raised as to the appropriateness of solid gates and fence panels on the rural countryside scene.

iv) 10/P/0723/PDA - Mrs M Downton, 81, Claverham Road, Yatton, BS49 4LD. Land of Meeting House Lane, Claverham, erection of a new agricultural building to store agricultural produce and hay.

RESOLVED: that councillors recommended supporting application 10/P/0723/PDA for the following reason.

Reasons for Recommending Supporting. The Parish Council noted the location of the proposed building.

v) 10/P/0724/F - Mr M Dyke, 136, Claverham Road, Claverham, BS49 4LQ.

Erection of a two storey rear extension comprising of family room and bedroom with en-suite; rear extension to garage including construction of a pitched roof and erection of a rear conservatory (revision to approved application 10/P/0189/F).

RESOLVED: that councillors recommended supporting application 10/P/0724/F for the following reason.

Reasons for Recommending Supporting. The Parish Council expressed disappointment as North Somerset Council were for a time informing the Parishes of exactly what the amendments were on revised approved applications and this appears to have ceased. Councillors found that the only amendment appeared to be to the gable end of the garage which was now not to be included. They considered that this change would have no negative impact on neighbouring properties or the street scene as the roof lights did not overlook any other residents.

8. To approve the minutes of the last PECS meeting on October 20th 2008.

RESOLVED that the minutes of the PECS Committee dated October 20th 2008 be confirmed as a correct record and signed.

PLN Clerks Report (Agenda Item 8)

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Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/0142/LUP – Network Rail Land adjacent to Yatton Railway Station, North Somerset, BS49 4AG. Certificate of Lawfulness of proposed use or development.

ii) 10/P/0468/F – Mr & Mrs D Hartley, 123, Claverham Road, Claverham, Bristol, BS49 4LH. Erection of a single storey rear extension with flat roof and parapet walls. This decision was contrary to Yatton Parish Council recommendation to not support.

iii) 10/P/0362/LB – Mr J Philpott, Barberry House Farm, Barberry Farm Road, Yatton, BS49 4QY. Demolition of part of the boundary wall to create new pedestrian and vehicular access onto the High Street, with construction/repair of wall with railings, pillars and wrought iron gates.

iv) 10/P/0440/F – Mr & Mrs c Pullin, Dewberry, Ham Lane, Yatton BS49 4QL. Conversion of garage to annexe.

v) 10/P/0365/F – QP- Services UK Ltd, 13, Beech Road, Yatton, BS49 4HY. Change of use of dwelling from residential use to Class B8 (storage and distribution) – book depository with ancillary office space.

- vi) 10/P/0458/TPO – Works to trees at Westaway, 1, High Street, Yatton, BS48 3AU. T1 – Holm Oak, Crown reduce by 25% and thin crown by 20%.
- vii) 10/P/0451/WT – Works to trees at Westaway, 2, High Street, Yatton, BS49 4JA. T2 – Holm Oak – Fell, T3 – Holm Oak – Crown reduction up to 30%, T4 – Holm Oak – Fell.
- viii) 10/P/0294/F – Renaissance Care Homes Ltd, Mendip Lodge, 11, Whitehouse Road, Claverham Road, Yatton, BS49 4LJ. Erection of a two storey extension and a single storey side extension and a single storey rear garden room with associated works following demolition of existing flat and separate annexe.

General Items of Information.

- i) A copy of the dates for the Parish Voice – Central Area Committee meetings and deadlines for notification of any items to be raised for 2010/11 had been received. The Committee Clerk was to circulate a copy to all Councillors.
- ii) An Agenda for Central Area Committee meeting to held on Thursday May 7th 2010 had been received. There were no items of interest to Yatton or Claverham.
- iii) Notification of the Planning and Regulatory Committee meeting that was to determine the BIA Planning application had been received. It was scheduled for May 24th at 2 pm and if any members wished to speak they should contact Sue Efford.
sue.elford@n-somerset.gov.uk
- iv) The Committee Clerk read to members “Personal Interests” – definition of family and close associates. Councillors requested that a copy was circulated to all members.
- v) A copy of a Town and Parish Council’s briefing on the recycling revolution in North Somerset was offered to members should they be interested.
- vi) The West of England Partnership for the Joint Waste Core Strategy Pre-Submission Document: Revised Policy 8 – Landfill had been received. Any comments on the document were to be sent to the Committee Clerk by Tuesday 25th May.

PLN Future Agenda Items for Consideration.

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- i) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in autumn 2009.
- ii) An update on the new 106 system.

Chairman

