

Draft Minutes
of the Meeting of the
Planning Committee
Monday 12th April 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.40 p.m.

Present: Councillors Maurice Blunsdon, David Crossman, Wendy Griggs, Jill Iles, Robert Jenner, Brian Phillips (Vice Chairman), Ian Payne, Viv Wathen, Martyn Hooper and Jean Watson.

Also Present: Aleana Baird (assistant).

Apologies for Absence.

Councillors Jane Bollen.

Parishioners' Views.

None

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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Councillor Jill Iles as both Parish and District Councillor stated that she may need to reconsider applications contained within this agenda if they are called to North Somerset Council Central Area Committee and she would take into account all relevant evidence and representations made to North Somerset Council.

Chairman David Crossman declared a prejudicial interest in application 10/P/0440/F the applicant was his next door neighbour.

PLN Minutes of the Meeting held on March 22nd 2010 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 22nd March 2010 be confirmed as a correct record and signed subject to a minor alteration.

PLN Notification of Appeals (Agenda Item 4)

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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, having declared a prejudicial interest, Chairman David Crossman left the room. Vice Chairman Brian Phillips took the Chair.**

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

RESOLVED: that councillors recommended supporting application 10/P/0440F for the following reason.

Reasons for Recommending Supporting. The Parish Council recommended supporting the application under the conditions that the annexe remained as part of the existing property and cannot be sold as a separate property. Also all permitted development for the annexe was withdrawn as the property was outside the settlement boundary. District Councillor Jill Iles was to track the application and report back to the Planning Committee on its progress.

****** Chairman David Crossman was invited to return to the meeting and took over the Chair from Brian Phillips.**

iii) 10/P/0490/F – Mr P Carter, 138, Mendip Road, Yatton. Erection of a single storey rear extension.

RESOLVED: that councillors recommended supporting application 10/P/0365/F for the following reason.

Reasons for Recommending Supporting. The proposed extension had no negative impact on neighbouring properties or the street scene and was in line with Policy H7 of the NSRLP adopted in 2007.

iv) 10/P/0451/WT – Westaway, 2, High Street, Yatton, BS49 4JA. T2 – Holm Oak Fell. T3 – Holm Oak Crown reduction up to 30%. T4 – Holm Oak Fell.

RESOLVED: that councillors recommended supporting application 10/P/0451/WT for the following reason.

Reasons for Recommending Supporting. The Parish Council wish to highlight that concerns were raised that the trees maybe damaging the high stone wall they are adjacent to and this could be a potential danger to the public. They referred the matter to North Somerset Council tree and conservation officers.

v) 10/P/0458/TPO – Westaway, 1, High Street, Yatton, BS49 4AU. Reduce crown and thin by 30%.

RESOLVED: that councillors recommended supporting application 10/P/0458/TPO for the following reason.

Reasons for Recommending Supporting. The Parish Council wish to highlight that concerns were raised that the trees maybe damaging the high stone wall they are adjacent to and this could be a potential danger to the public. They referred the matter to North Somerset Council tree and conservation officers.

vi) 10/P/0460/TPO – Land adjacent to Oxford Plasma Technology, North End Road, Yatton BS49 4AT. Silver Birches x 4 – Reduce by 20% and crown lift lightly to retain shape and light lower crown so they will not hinder pedestrians and other

RESOLVED: that councillors recommended supporting application 10/P/0460/TPO for the following reason.

Reasons for Recommending Supporting. The Parish Council recommends supporting the tree works and referred the application to North Somerset Council tree officers.

Planning applications were considered at a recent meeting and the Parish Council recommends not supporting the following application.

ii) 10/P/0468/F – Mr & Mrs D & C Hartley, 123, Claverham Road, Claverham, BS49 4LH. Erection of a single storey rear extension with flat roof and parapet walls.

RESOLVED: that councillors recommended not supporting application 10/P/0468/F for the following reason.

Reasons for Recommending Not Supporting The design of the proposed extension was overbearing and intrusive to the neighbouring property and could adversely effect the living conditions of the adjoining residents. The application was therefore considered contrary to Policy GDP 3 of the NSRLP 2007.

PLN To Consider and Formulate Comments on the Consultation Draft of the 349 Housing in Defined Villages -Policy H/7v.

Councillors all agreed that it was well written in a clear, concise way with good detail and interesting facts. They felt it did not require any additional inclusions that they could think of. The Committee Clerk was to pass these positive comments to the appropriate North Somerset Officer.

**PLN Clerk's Report (Agenda Item 7)
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Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/0021/F – Mr J Sell, 4, Church Road, Yatton, BS49 4HH. Erection of a single storey rear extension to include an extension to the first floor roof terrace.

ii) 10/P/0112/F – Mr Wakeford & Ms Bedford, 15, Beech Road, Yatton, BS49 4HY. Erection of a first floor rear extension over existing over existing garden room and window alteration.

iii) 10/P/0140/F – Mr & Mrs A Powell, 45, High Street, Claverham, Yatton, BS49 4NE. Erection of a single storey side extension to provide utility and cloakroom.

iv) 10/P/0162/F – Mr & Mrs A Kingscott, Glen Gariff, Jasmine Lane, Claverham, Yatton, BS49 4PY. Erection of a hay barn.

v) 10/P/0189/F – Mr M Dyke, 136, Claverham Road, Claverham, BS49 4LQ. Erection of a two storey rear extension comprising of a family room and bedroom with en-suite; rear extension to garage including construction of a pitched roof with gable and erection of a conservatory.

Notification of Planning Applications Withdrawn from North Somerset Council.

i) 10/P/0126/F – Mr H Paterson, 70, Claverham Road, Claverham, BS49 4LD. Erection of a two storey front extension and a single rear extension following the demolition of existing conservatory. Increase height of roof ridge.

General Items of Information.

i) An Agenda for Central Area Committee had been received on Thursday 8th April and the following items of interest were included:

A report on 106 expenditure. District Councillor Jill Iles reported that the Committee had not been satisfied with the format, and considered that it should include how much was left under each 106 and the date on which a developer can reclaim the money if it has not been spent.

The illuminated sign at the doctor's surgery the Parish Council had objected to was permitted development.

ii) A response had been received to a letter of complaint sent to the planning officer following the decision to approve the new trolley park outside the Co Op. A copy of the reply was to be circulated to the Planning Committee members.

iii) The Parish Council had been sent a copy of a letter sent to Bristol Airport by a resident complaining about aircraft noise. A response to this from Alan Davies (Planning and Environment Director for Bristol Airport) had been received and was available to view in the Parish Office.

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.

iii) A verbal update from the Affordable Housing Working Party.

Chairman