

Minutes
of the Meeting of the
Planning Committee
Monday 13th June 2011
Held at The Library, High Street, Yatton.

Meeting Commenced: 10.00 a.m.

Meeting Concluded: 11.30 a.m.

Present: Councillors Maurice Blunsdon, David Crossman (Chairman), Robert Jenner, Ian Payne, Brian Phillips (Vice Chairman), Jean Watson and Theresa Williams.

Also Present: District Councillors Jill Iles and Annabel Tall, Parishioner Mr Blackmore and Aleana Baird (assistant).

FOR DECISION

PLN Apologies for Absence.

497 Apologies for absence were received from Councillors Wendy Griggs, Jane Bollen, Caroline Sheard and Viv Wathen.

PLN Declarations of Interest (Agenda Item 2)

498
NONE

PLN Public Participation

499

Annabel Tall spoke as Leader of Yatton Disabled Children Group in support of the application for an Advisory Disabled Persons Parking Bay. She gave the Committee details of the difficulties facing the applicant and why the provision of the bay would be of such assistance to them.

PLN Minutes of the Meeting held on 23rd May 2011.
500 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting dated 23rd May 2011 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

501
NONE

PLN Planning Applications (Agenda Item 6)

502

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

***** At this point in the meeting Chairman David Crossman and members agreed to change the order of items on the agenda to allow a member of the public to leave the meeting early.**

***** The meeting suspended standing orders during discussion of the following item to allow Councillors to ask the applicant questions. The meeting was reconvened prior to the Committee formulating their comments.**

ii) 11/P/0888/F- Mr N Blackmore, 4, Claverham Park, Claverham, Yatton, BS49 4LS. Demolition of existing single storey link extension. Erection of two storey side extension and single storey extension of frontage to align with existing porch; alterations to existing front porch and erection of a rear canopy.

RESOLVED: that councillors recommended supporting application 11/P/0888/F for the following reason.

Reasons for Recommending Supporting The proposed extensions were to be built on an ample size plot and of a design that blended well with the street scene. The materials to be used were in keeping with the existing building and there were no concerns regarding over looking or impact on loss of privacy for neighbouring properties.

**** District Councillor Jill Iles entered the meeting with apologies for her late arrival.**

i) 11/P/0852/F- Mr J Leeks, 40, High Street, Claverham, Yatton, BS49 4NE.

Erection of a two storey extension including balcony to rear bedroom at first floor level following demolition of existing stone shed and bathroom.

RESOLVED: that councillors recommended supporting application 11/P/0852/F for the following reason.

Reasons for Recommending Supporting The Parish Council were satisfied that the marked photographs in the application indicated that the balcony sight line was lower than the neighbouring properties Velux windows and therefore the concern of overlooking was not an issue. Councillors wished to therefore reiterate their previous comments for this application as follows;

“The application has no detrimental impact on the living conditions or privacy of neighbouring residents. The design and the choice of materials will harmonise with the street scene and the existing building”.

iii) 11/P/0910/F - Mr L Walton, Chevneys Barn, Streamcross, Claverham, BS49 4QD. Conversion of existing redundant barn to holiday accommodation.

RESOLVED: that councillors recommended supporting application 11/P/0910/F for the following reason.

Reasons for Recommending Supporting The conversion would encourage tourism in the area and bring an empty redundant building back into use. There were no issues of access or parking and no detrimental impact on either the street scene or neighbouring properties. Councillors suggested that a condition maybe applied to restrict and retain its use to holiday accommodation only.

iv) 11/P/0948/TPO- Mr J Urch, Just Tree Associates for Cadbury House Hotel and Country Club, Frost Hill, Congresbury, BS49 5AD. Tree works as per application schedule.

The Parish Council wished to refer the application for decision by the tree officer, but wished to comment that there were concerns that a number of trees were to be felled to the ground and replaced by a similar species, in some cases with no reason as to why this was being done. This would seem to be rather pointless. They would also suggest that the programme of works be monitored to ensure the replanting takes place.

**PLN To Consider Commenting on the Draft Empty Property Delivery Plan.
503**

Councillor Jean Watson had reviewed the plan and would work with the Committee Clerk to submit the comments. She updated the Committee on the points she had raised and Councillors discussed the details. The plan was found to be both factual and well co-ordinated.

**PLN To Consider an Application for an Advisory Disabled Persons Parking Bay
504 Outside 140, Stowey Road, Yatton.**

RESOLVED: to unanimously support the application for the Disabled Persons Parking Bay outside 140 Stowey Road. Councillors commented that there was a case for a longer bay to be installed as the vehicle being used had a ramped rear wheel chair access. The Committee Clerk was to submit the necessary paper work.

**PLN Clerk's Report (Agenda Item 9)
505**

Notification of Planning Applications Approved by North Somerset Council.

- i) 11/P/0745/NMA – The Old Forge, Rear of 49, Claverham Road, Yatton, BS49 4LD. Application for non material amendment to planning permission 07/P/1320/F.
- ii) 11/P/0685/F – 15, The Woodkilns, Yatton, BS49 4QF. Erection of a single storey rear and side extension.
- iii) 11/P/0674/F – Woodspring Wings MAC, Land off Claverham Drove, Lower Claverham, Yatton. Erection of a permanent open timber shelter.

iv) 11/P/0686/WT. Yatton Parish Council, Glebelands, Church Road, Yatton. 2x small trees- remove lower branches;4x young trees with tree guards – remove lower branches.

General Items of Information.

i) The official conformation from Jason Beale the Performance & Customer Service Manger for Development & Environment at North Somerset Council to state that Parish Councils will continue to receive paper plans had been received.

iii) An Agenda for Central Area Committee had been received for Wednesday 15th June 2011. There were no items of interested for Yatton or Claverham.

iii) The latest edition of the Navicus Planning Journal had been received. The Committee Clerk had circulated it via email and had paper copied for those without email.

iv) The Committee Clerk had contacted Roger Wilmott for an update in particular for the 106 for Smarts Systems, he had replied and was consulting with Neil Underhay who would get back to the Committee. District Councillor Jill Iles had updated the Committee regarding the 106 funded work on footways for Frost Hill. The design statement had programmed the work in for an October 2011 start but the Contractor had not had it scheduled on his programme of works and Councillor Iles indicated that it would probably be a little later than October.

v) The Committee Clerk advised Councillors that the Reserved Matters application for the extension to Bristol Airport's western apron to include 9 new stands, fencing, lighting masts landscaping and security had been submitted under application number 11/P/0943.RM.

vi) A consultant to Smart Systems, Jo Dziczkanec, wished to give a presentation to the Parish Council on the wind turbine and Smart Systems future plans. It was agreed to try and arrange this for the meeting after next.

vii) The Committee Clerk had contacted the developer of the Old Library/ Police House regarding progress with his plans for the site. He has stated that he is expecting work to commence no later than August. However the Planning Officer for the site, Louise Grover had not received the pre start conditions for areas such as the Construction Management Plan and had advised that if work begins with out these she should be informed and would be contacting the Enforcement Team.

PLN Future Agenda Items for Consideration.

506

The weighbridge building and former Jewsons site update.

Affordable Housing Consultation

Relaxation of planning rules for change of use from business to residential.

Presentation by Smart Systems.

Chairman

