

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 13<sup>th</sup> September 2010**  
Held at The Library, High Street, Yatton.

Meeting Commenced: 10.00 a.m.

Meeting Concluded: 11. 35 a.m.

**Present:** Councillors Maurice Blunsdon, David Crossman (Chairman), Jill Iles, Robert Jenner, Viv Wathen and Jean Watson.

**Also Present:** Mr Andrew Wilson and his agent, Mr Drew and Aleana Baird (assistant).

**Parishioners' Views.**

Mr Andrew Wilson and his agent spoke in support of application 10/P/1432/F.

**FOR DECISION**

**PLN Apologies for Absence.**

**404** Apologies for absence were received from Ian Payne, Wendy Griggs, Martyn Hooper and Jane Bollen.

**PLN Declarations of Interest (Agenda Item 2)**

**405**

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.

**PLN Minutes of the Meeting held on 23<sup>rd</sup> August 2010 (Agenda item 3)**

**406**

**RESOLVED:** that the minutes of the Planning Committee meeting dated 23<sup>rd</sup> August 2010 be signed at the next meeting to allow for corrections to be made.

**PLN Notification of Appeals (Agenda Item 4)**

**407**

**NONE**

**PLN Planning Applications (Agenda Item 5)**

**408**

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

\*\*\* At this point in the meeting the Chairman and members agreed to suspend standing orders to allow Councillors to ask questions of the applicant Mr Wilson.

**i) 10/P/1432/F – Mr A Wilson, 101, High Street, Yatton, BS49 4DR.** Change of use of storage building to a one bedroom flat with parking (retrospective).

**RESOLVED:** that councillors recommended supporting application 10/P/1432/F for the following reason.

**Reasons for Recommending Supporting** The provision of a property of this size and type of occupancy was in demand within the village and the central location close to shops, bus and train routes make it a most suitable location. There was no change to the external appearance of the building and therefore has no adverse effect on the street scene or neighbouring properties from a visual point of view. The parking provision, which has been a cause for concern in the past has provision for one vehicle but the use of ample additional parking was available evenings and weekends at 112, High Street, Yatton. District Councillor Jill Iles was to track the application and report it's progress back to the Planning Committee.

\*\*\* At this point in the meeting the Vice Chairman and members agreed to change the order of items on the agenda to allow Andrea Johns to leave the meeting early

**v) 10/P/1500/F – Mr & Mrs M Drew, 25, The Eagles, Yatton, Somerset, BS49 4QR.** Infill front elevation ground floor and conversion of integral garage.

**RESOLVED:** that councillors recommended supporting application 10/P/1500/F for the following reason.

**Reasons for Recommending Supporting** The application has no adverse effect on the external appearance of the building or on the surrounding street scene and was on an ample size plot to accommodate the proposed conversion and front infill.

**ii) 10/P/1498/F – Mr D Steadman, 38, Henley Park, Yatton, BS49 4JH.** Erection of a two storey detached dwelling with detached work unit and shared parking area off Mendip Road following demolition of single storey side extension and single detached garage.

**RESOLVED:** that councillors recommended supporting application 10/P/1498/F for the following reason.

**Reasons for Recommending Supporting** The proposed new dwelling was within the settlement boundary and was to be constructed of materials that would blend with the adjacent building and the surrounding properties. The provision of a work unit may help prevent out commuting from the village. The parking provision was large enough to allow vehicles to turn around in the driveways and exit the properties safely.

**iii) 10/P/1484/F – Ms Clarke, 22, Elborough Avenue, Yatton, BS49 4DS.** Erection of a two storey side extension and single storey front extension.

**RESOLVED:** that councillors recommended supporting application 10/P/1484/F for the following reason.

**Reasons for Recommending Supporting** The size and scale of the proposed extensions has no detrimental impact on the street scene or neighbouring properties. There was ample of street parking and the construction was of materials that blended well with the existing property.

iv) 10/P/1471/F – Mr Cook, The New House, Mendip Road, Yatton, BS49 4HR. Erection of a conservatory to the front elevation.

**RESOLVED:** that councillors recommended supporting application 10/P/1471/F for the following reason.

**Reasons for Recommending Supporting** The proposed conservatory has no adverse effect on the surrounding area or neighbouring properties.

**PLN To Formulate Comments on Application 10/P/1240/F by Pedersen (Airport 409 Hotels) Ltd, for a 251 room hotel at Bristol Airport.**

**RESOLVED:** that councillors recommended supporting application 10/P/1240/F for the following reason.

**Reasons for Recommending Supporting**

The Parish Council wish to encourage local employment and tourism in the area, the hotel application will bring Bristol Airport inline with other airports of a similar size, all of which already offer on site hotel facilities. It will also be a very useful facility for passengers experiencing flight delays and airport staff accommodation.

**PLN Clerk's Report (Agenda Item 8)  
402**

**Notification of Planning Applications Approved by North Somerset Council.**

i) 10/P/1161/F – Mr CW Beames, Westaway Park, Yatton. Proposed attached garage following the removal of existing car port.

ii) 10/P/1177/F- Mrs J Holt, 84, Stowey Road, Yatton, BS49 4HU. Erection of a single storey rear and first floor side extension.

iii) 10/P/1214/TPO – Works to trees at Claverham Meeting House, Meeting House Lane, Claverham, Yatton, BS49 4PB.

iv) 10/P/0816/LB – First Great Western Ltd, Yatton Railway Station, Station Road, Yatton, BS49 4AJ. Installation of a replacement customer information system, installation of CCTV cameras and audio equipment to include ducting.

**TPO Conformation**

Notification had been received confirming North Somerset Council's decision to confirm a TPO (No 977) at Barberry Farm House Yatton.

## **Notification of Planning Applications Refused by North Somerset Council.**

i) 10/P/1123/F – Mr H Patterson, 70, Claverham Road, Claverham, BS49 4LD.  
Erection of a two storey front extension and a single storey rear extension following the demolition of existing conservatory. Increase height of roof ridge with first floor roof extensions.

### **General Items of Information.**

i) An Agenda for the Central Area Committee meeting held on Thursday 2nd September 2010 at 6.00 pm had been received there were no items of interest for Yatton or Claverham.

ii) At the previous meeting the Committee Clerk was to contact Graham Cooper the developer of the Old Library site regarding the tidying up of the area to the front of the site. He has replied and advised it will be done soon and that the work was programmed to start early in the New Year.

iii) The Committee Clerk had replied as requested to the residents of South View Terrace advising as it was private land the Parish Council were unable to assist.

iv) The new team arrangements in Development management had been received and had become operational on September 1<sup>st</sup> 2010.

### **PLN Future Agenda Items for Consideration.**

**403**

Visit to Claverham Ltd

Visit to Bristol Airport.

Chairman