

Draft Minutes
of the Meeting of the
Planning Committee
Monday 15th February 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.35 p.m.

Meeting Concluded: 8.45 p.m.

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

Also Present: Councillor Martyn Hooper, Aleana Baird (assistant), Mr & Mrs Sell, Mr Wakeford and Lorraine Bedford .

*** Vice Chairman Brian Phillips apologised as the meeting was started late.

Apologies for Absence.

Councillors Jane Bollen and David Crossman.

Parishioners' Views.

Lorraine Bedford spoke to Councillors as she wished seek their views regarding a change of use for 15, Beech Road, Yatton from residential to either Class B8 or B1. This was prior to putting in a formal application to North Somerset Council. Councillor Jill Iles agreed firstly to talk to planning officer Karen Dann about the class that may be applied to the change of use. Secondly she agreed to find more information about the restrictions that may be placed on a change of use, in particular that the use was applied to Lorraine Bedford as an individual and cannot be transferred should her business and property be sold. Councillor Jill Iles was to report at the next meeting.

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.

PLN Minutes of the Meeting held on December 7th 2009 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 11th January 2010 be confirmed as a correct record and signed.

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.

*** Vice Chairman Brian Phillips suspended standing orders to allow Councillors to speak to Mr & Mrs Sell regarding their application.

The meeting was then reconvened.

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.

RESOLVED: that councillors recommended supporting application 10/P/0021/F for the following reason.

Reasons for Recommending Supporting. The proposed extension has no adverse effect on the street scene. However, as it is located in a conservation area great attention should be given to the design and materials used to ensure the character of the building and surrounding area are preserved. Councillors commented that the code given to the application ie F, gave no indication of the conservation area status. Councillors requested District Councillor Jill Iles to contact the case officer regarding this and also to track the application to ensure the use of materials was appropriate to the surroundings.

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

ii) 10/P/0112/F – Mr Wakeford & Ms Bedford, 15, Beech Road, Yatton, BS49 4HY. Proposed first floor extension to provide additional living accommodation, window alterations and internal alterations.

RESOLVED: that councillors recommended supporting application 10/P/0112/F for the following reason.

Reasons for Recommending Supporting. The visual impact and design in terms of bulk, form, layout and impact on neighbouring properties was acceptable. The proposed extension was located in an ample sized plot and was in keeping with the street scene.

iii) 10/P/0050/F – Mr P Ferris, 7, Park Avenue, Yatton, BS49 4AA. Erection of a single storey side extension.

RESOLVED: that councillors recommended supporting application 10/P/0050/F for the following reason.

Reasons for Recommending Supporting. The secluded site can accommodate the single storey extension without adversely affecting the character and appearance of the surrounding area or the living conditions and privacy of neighbouring residential properties.

iv) 10/P/0106/ADV – GP Pharmacy at Yatton Family Surgery, 155, Mendip Road, Yatton, BS49 4ER. Internally illuminated projecting sign.

RESOLVED: that councillors recommended not supporting application 10/P/0106/ADV for the following reasons.

Reasons for Recommending Not Supporting. Councillors considered that an illuminated sign was intrusive and not in keeping with the street scene in a residential area. It was also their understanding that the pharmacy was only dispensing to patients at the surgery and not open to the general public, therefore this type of signage was unnecessary. The Parish Council were not aware of any public consultation having taken place with local residents about this signage and recommended that a consultation should be undertaken.

The Committee requested District Councillor Jill Iles to track the application and if a public consultation did not take place she would call it in to Central Area Committee.

v) 10/P/0101/ADV – Co-operative Group, Pages Court, Yatton, BS49 4EG. Fascia signs x 3 and fascia panels externally illuminated. An internally illuminated totem sign.

RESOLVED: that councillors recommended supporting application 10/P/0101/ADV for the following reason.

Reasons for Recommending Supporting. The proposed new signage was appropriate to its setting and improvement to the retail outlet itself and the Pages Court shopping area of Yatton. The additional light will improve the safety and security at the location.

vi) 10/P/0126/F – Mr H Paterson, 70, Claverham Road, Yatton BS49 4LD.

Alterations to raise the roof of the existing bungalow with rear ground floor and front two storey extensions.

RESOLVED: that councillors recommended supporting application 10/P/0126/F for the following reason.

Reasons for Recommending Supporting. The design and scale of application was considered acceptable as it was located on an ample sized plot. It had no negative visual impact on the street scene and would blend with the eclectic mix of property along Claverham Road. Councillor Jill Iles was to talk to planning officers regarding the definition of what constitutes a “work from home” business.

PLN To consider a response to NSHousing Draft Stronger Communities 328 Strategy. The draft has been approved with NSHousing now seeking views in order to shape the final content.

Councillors discussed the strategy and agreed that the Committee Clerk was to advise them of the extended consultation deadline. This would allow more time for Councillors to formulate any additional comments individually. They would be send into the Committee Clerk and included on the form for submission (a copy of which was to be held in the Parish Office).

**PLN To discuss and consider submitting comments on the North Somerset
329 Futures Local Development Framework Core Strategy Draft Consultation.**

Yatton Parish Council wished to see more public consultation on the impact of the changes to settlement boundaries. Councillors stated that it is unclear if the village of Claverham is included as a part of Yatton as a service village. It is shown on the map as part of Yatton's service village status (page 171) but is not listed under CS32 4.100 like for example Pill/Easton in Gordano is. This needed to be confirmed.

Yatton Parish Council queried that as NSC had no infra structure delivery plan, when was that plan to be completed and when projects listed on page 58 would take place. Councillors wished to ask how is this to take place when funding for this organisation is being cut back?

Comment Yatton Parish Council commented that as North Somerset Council have no infra structure delivery plan, firstly when will that plan be completed and secondly when projects listed on page 58 will take place. In CS35 6.22 the strategy states that delivery of community engagement will take place using the umbrella organization VANS, Councillors wished to question how this was to take place when funding for this organisation was being cut back?

Yatton Parish Council commented positively that section CS 16 & 17 on Affordable Housing of the strategy had been covered well.

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

a) 09/P/2074/F – Mr & Mrs D Hartley, 123, Claverham Road, Claverham, BS49 4LH. Erection of front extension to form enlarged garage and adjacent porch.

b) 09/P/2052/F – Mr I Pinner, 42, Briarstead, Yatton, BS49 4RE. Erection of a front extension to attached garage and internal alterations to create utility room.

c) 09/P/2065/F – Mr C Dimond, 20, Wemberham Road, Yatton, BS49 4BP. Erection of a two storey side extension to include 2no. rooflights to the rear elevation and a single storey rear extension to include 4no rooflights to the rear elevation.

This decision was contrary to the Parish Council's decision to recommend not supporting the application.

d) 09/P/1678/F – Mr & Mrs Downton, 5, Streamcross, Claverham, BS49 4LL. Erection of a new dwelling following demolition of existing bungalow. Removal of agricultural occupancy condition – (planning permission reference 3858).

Notification of Planning Applications Withdrawn from North Somerset Council.

09/P/1996/F – Miss H Braham, 25, Rectory Way, Yatton, BS49 4HQ. Erection of a new dwelling and part conversion/alteration of existing dwelling including the demolition of existing garage to create 1no. live/work unit (use class B1) . Erection of a single storey front extension to existing dwelling.

General Items of Information.

a) An Agenda for Central Area Committee meeting held on Thursday January 7th 2010 had been received but the meeting was deferred due to adverse weather. It was rescheduled for January 18th 2010. The application 09/P/1678/F for Mr & Mrs Downton's erection of a new dwelling at 5, Streamcross was on the agenda and was approved with official conformation in the above list.

An Agenda for Central Area Committee meeting held on Thursday February 4th 2010 had been received but contained no items of interest.

b) An Agenda and supporting documents for a meeting of the Airport Consultative Committee for Wednesday 27th January 2010 had been received. Councillor Jill Iles had attended the meeting and reported that the tracking system had still not produced a report and that the airport planning application was coming to South Area Committee in March. The financial figures for the business indicated that the airport was holding steady. The other quite surprising information was that during the very bad snowy weather the airport only actually closed for two hours.

c) The enforcement issue of the erection of a 2m high fence at 10, Chescombe Road (site of a derelict bungalow) has resulted in the owner being asked to reduce the height to 1m or submit a retrospective planning application and has until 15th February to undertake one of these actions.

PLN Future Agenda Items for Consideration.

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- i) Invite the English Rural Housing Association to make a presentation.
- ii) To contact the Affordable Housing team after English Rural Housing have presented to progress affordable housing in the Parish.
- iv) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in autumn 2009.

Chairman