

Draft Minutes
of the Meeting of the
Planning Committee
Monday 15th November 2010
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.55 p.m.

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

Also Present: Aleana Baird (assistant).

Parishioners' Views.

NONE

FOR DECISION

PLN Apologies for Absence.

426 Apologies for absence were received from Councillor David Crossman, Jane Bollen and Mike Cox.

PLN Declarations of Interest (Agenda Item 2)

427

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 4th October 2010.

428 (Agenda item 3)

RESOLVED: that the minutes of the Planning Committee meeting dated 25th October 2010 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

429

NONE

PLN Planning Applications (Agenda Item 5)

430

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

i) 10/P/1807/F – Mr & Mrs Blake, 20, Heathgate, Yatton, BS49 4DY. Erection of a two storey side and single storey side/rear extension.

RESOLVED: that councillors recommended supporting application 10/P/1807/F for the following reason.

Reasons for Recommending Supporting The proposed extension was on a plot of an ample size and was not in front of the existing building line. The design of construction would not have a detrimental impact on the street scene or neighbouring properties. Councillors commented that the path between the proposed extension and the fence was very narrow at 620 mm and also stated that all materials used should be in keeping with the existing building.

*** At this point in the meeting Martyn Hooper declared a personal interest in application 10/P/1892/F as he knew the applicant very well and he therefore abstained from voting.

ii) 10/P/1892/F – Mr & Mrs Metcalf, Chestnut View, Arnolds Way, Yatton, BS49 4FG. Rebuilding and extension of existing single storey barn to form new studio and sauna room.

RESOLVED: that councillors recommended supporting application 10/P/1892/F for the following reason.

Reasons for Recommending Supporting The rebuilding and extension of the barn was an improvement to the site and was to be constructed in a design that would not harm the character and appearance of the countryside. The proposal was on a site that was located outside the settlement boundary and Councillors raised concerns that it was difficult to ascertain from the plans if the extended barn was within the domestic curtilage. In light of this and the fact that the proposed extension was of quite a substantial size it may not be fully in line with Policy H8. Therefore District Councillor Jill Iles was to track the application and report its progress to the Parish Council.

iii) 10/P/1905/F - Mr J Flannery, 65, Claverham Road, Claverham, BS49 4LD. Erection of a new front boundary wall and gates and an infill porch extension (part retrospective) Amendments to 09/P/1812/F.

RESOLVED: that councillors recommended supporting application 10/P/1905/F for the following reason.

Reasons for Recommending Supporting The Parish Council considered the amended plans to be an improvement to the 2009 approved application and therefore were recommending approval.

PLN To consider the formulated comments on the North Somerset Core 431 Strategy - Housing Settlement Strategy and the proposed three key changes made by the Committee Clerk and Councillor Jean Watson.

Councillor Jean Watson attended the discussion group and informed the committee of the relevant points that affected Yatton and Claverham and also proposals for other areas of North Somerset i.e. RAF Locking and the Westland airfield.

RESOLVED: that the comments that had been formulated were submitted to North Somerset Council as follows:

The changes in the in the Core strategy Consultation Draft will provide more protection for the countryside by encouraging jobs and development in Weston Super Mare and the other main towns.

The section on service villages and the summary of categories of residential development acceptable in principle allowing small scale residential as outlined in No's 8 and 9 in Table 1 were welcomed by Councillors. They wish to prevent the "joining up" of villages as this has a very detrimental impact in the countryside.

Yatton Parish Council wish to recommend some changes to the "Settlement Category and Scale of Residential Development Proposed Table" as follows.

- a) That point 10 under Market and Coastal Towns should be included within the Service Villages category.
- b) The Parish Council was pleased to see that Claverham had been included in the Villages with Settlement Boundaries category but wished to highlight that North Somerset Council must officially define the boundary between Yatton and Claverham.
- c) Due to the rural location of villages in North Somerset it is appropriate to include point 4 (dwellings for farm and forestry workers and other essential rural workers) within the categories of villages with settlement boundaries and service villages.
- d) That Loxton and Christon should be added to the villages without settlement boundaries and countryside category.
- e) That in the villages with settlement boundaries category, point 7 "that the proposal is – led with clear community and environmental benefits" should also state "and strong evidence base".
- f) In the category villages without settlement boundaries and countryside point 5 (Affordable housing rural exception sites" does it also need to state that only a small cluster of housing is allowed next to the main body of settlement.
- g) Councillors also wished to ascertain if it was stated in the strategy that there were to be no exception sites in the green belt.

PLN To consider formulating comments for submission on the review and 432 updating of the information requirements for planning applications (North Somerset Council Consultation). The Committee Clerk will report on any relevant information acquired.

The Committee Clerk had reviewed the consultation and advised that the information requirements for update were for larger developments and therefore the Parish Council agreed not to submit comments.

**PLN Clerk's Report (Agenda Item 7)
433**

Notification of Planning Applications Approved by North Somerset Council.

- i) 10/P/1498/F – Mr D Steadman, 38, Henley Park, Yatton BS49 4JH. Erection of 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.
- ii) 10/P/1555/F – Claverham Ltd, Bishops Road, Claverham, BS49 4NF. Construction of external fire escape stairs, new roller shutter, pedestrian doors and external works.
- iii) 10/P/1669/F – Mrs Hanah Ames, 187, Mendip Road, Yatton, BS49 4ET. Erection of a two storey side extension and erection of a front porch.

General Items of Information.

- i) A reminder of the invitation to the Parish Council from Mike Littleton to visit the airport on Wednesday 1st December 2010 to be updated on the development and for wine and mince pies was given. Committee members indicated if they would attend and the Committee Clerk was to extend the invitation to all other members of the Council.
- ii) An Agenda and supporting documents for the Airport Consultative Committee meeting to be held on Wednesday 3rd November 2010 had been received and was available in the Parish Office.
- iii) The English Rural Housing Association Annual Report had been received and was available in the Parish Office.
- iv) The Committee Clerk informed Councillors that she had sent a letter of thanks to Mike Littleton and James Gore for the interesting and informative visit on the 10th November 2010 and for giving up their time.
- v) A letter from the Chief Planning Officer had been received regarding the abolition of Regional Strategies and the governments intention to abolish them through the Localism Bill which was passing through Parliament before Christmas.
- vi) An Agenda had been received for Central Area Committee for Thursday 4th November 2010. The only item of interest was for a variation of conditions of the 2007 Outline permission for the development of Kenn Business Park. District Councillor Jill Iles gave an update as follows:
The proposal had been looked at initially by North Area and then Central Area where it was deferred for one month in order to clarify the details of the conditions and also the triggers for the release of 106 money. The conditions that were on the original approval were not concise enough and it was highlighted that the development was always to be phased in and never built in one go. The development was intended to take place over the next five to ten years and Roger Wilmott had advised that it would be an on going process of consultation as the Reserved Matters application was not yet submitted and all parties should be involved at every stage of the developments progress.
- vii) The Committee Clerk advised Councillors that included in this week's parish register of planning applications was a PDA proposal for the erection of a new agricultural building on land off Meeting House Lane, Claverham. As the last application had caused a number of complaints District Councillor Jill Iles was to investigate.

viii) Chairman David Crossman had asked the Committee Clerk to put forward the idea of visiting the new North Somerset offices in Clevedon. District Councillor Jill Iles was to advise if it was going to be worth while in due course and also find out who to contact to make arrangements for a visit.

PLN Future Agenda Items for Consideration.
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Chairman