

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 16<sup>th</sup> January 2012**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.30 p.m.

**Present:** Councillors Maurice Blunsdon, Jane Bollen, David Crossman (Chairman), Wendy Griggs, Martyn Hooper, Robert Jenner, Ian Payne, Brian Phillips, Caroline Sheard, Roger Wood, Caroline Sheard, Viv Wathen and Theresa Williams.

**Also Present:** District Councillor Jill Iles and Aleana Baird (assistant).

**FOR DECISION**

**PLN Apologies for Absence.**

585 Apologies for absence were received from Councillor Jean Watson.

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

586

NONE

**PLN Public Participation**

587

NONE.

**PLN Minutes of the Meeting held on 22<sup>nd</sup> November 2011 and 13<sup>th</sup> December 2011.**  
588  
**(Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meetings dated 22<sup>nd</sup> November 2011 and 13<sup>th</sup> December 2011 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5)**

589

NONE

**PLN Planning Applications (Agenda Item 6)**

590

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

**i) 11/P/2272/F – Mr & Mrs Tidy, 16, Chestnut Drive, Claverham, Yatton, BS49 4LN.**  
Erection of a front porch.

**RESOLVED:** that councillors recommended supporting application 11/P/2272/F for the following reason.

**Reasons for Recommendation** The proposed porch were in keeping with the street scene and the design blended well with the existing building.

ii) 11/P/2314/F – Mrs Jefferys, 29, Hawthorn Crescent, Yatton, BS49 4RG. Erection of a front porch.

**RESOLVED:** that councillors recommended supporting application 11/P/2314/F for the following reason.

**Reasons for Recommendation** The proposed porch had no detrimental impact the surrounding area and no adverse effect on neighbouring properties. The design was in keeping with the existing building.

iii) 11/P/2322/F – Mr C Mallet, The Ox Yard, North End Road, Yatton, BS49 4AS. Repair and extension of a former agricultural store to provide accommodation for elderly relative with open store.

**RESOLVED:** that councillors recommended supporting application 11/P/2322/F for the following reason.

**Reasons for Recommendation** The Parish Council considered the design of this application to be more in keeping with the character of the existing building than the previous application. Therefore it was a more appropriate form of extension in the countryside. District Councillor Jill Iles was to track the application.

iv) 11/P/2335/F – Ms R Davies, Meadowland, Yatton, BS49 4JB. Erection of a first floor extension.

**RESOLVED:** that councillors recommended supporting application 11/P/2335/F for the following reason.

**Reasons for Recommendation** The proposed extension was similar to others that have been built in the estate. It had no adverse effect on the street scene or on the privacy of neighbouring properties.

#### **PLN Clerk's Report (Agenda Item 7) 591**

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

i) A booklet titled "Planning Explained" had been received from the CPRE. It was to be circulated to all Councillors starting with Councillor Wendy Griggs.

ii) The Central Area Committee papers had been received for Thursday 12<sup>th</sup> January 2012 and the Clerk mentioned that the site of the former Bell Inn at Congresbury was to have 10 open market residential properties built there. An appeal for 11/P/1054/F 129 High Street Yatton was also in the papers though the Parish Council had not been informed that an appeal was taking place. The Clerk was to highlight this to NSC.

- iii) The Shirley Burger van application for Arnolds Way had been refused consent.
- iv) A paper copy of the power point presentation of the Town & Parish Council Development Management Workshop held on 14<sup>th</sup> December 2011 was available in the Parish office if any one would like a copy.
- v) The draft agenda for the next PCAA had been received. It was to be held on Tuesday 24<sup>th</sup> January 2012 at 7.30 pm, Felton Village Hall.
- vi) The Clerk was to receive training in paperless planning on 27<sup>th</sup> January 2012.
- vii) Councillor Jane Bollen's notes from the Environmental Effects Working Party meeting held 11<sup>th</sup> January 2012 were to be circulated to the Planning Committee. Councillor Bollen highlighted the funding available from the airport for youth work through grant application. The Parish Clerk Crispin Taylor was to asked about applying. The Committee Clerk was to arrange for Mike Littleton from the airport to speak at the next planning meeting about the discharged conditions of the airport development.
- viii) CPRE Avonside were holding free workshops covering changes in planning law including the Localism Bill and the national Planning Policy Framework, powers and responsibilities of parish councils. There was one being held at Long Ashton on Monday March 5<sup>th</sup> 6.30 pm till 9.30 pm. Councillors Wendy Griggs and Caroline Sheard to attend with Councillor David Crossman in reserve.
- xi) The Committee Clerk had enquired why the Methodist church had been required to apply for planning permission for their solar panels whilst they seem to be appearing on lots of properties with no planning permission. Planning Officer Steven Sims advised that churches do not have any permitted development rights like residential properties. The regulations for non-residential properties seem to be on a rather individual basis depending on the property and its usage.

**PLN Future Agenda Items for Consideration.**

**592**

The former Jewsons Site  
Affordable Housing.

Chairman