

Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th October 2011
Held at The Library, High Street, Yatton.

Meeting Commenced: 10.00 a.m.

Meeting Concluded: 11.25 a.m.

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

Also Present: Samuel Poore and Aleana Baird (assistant).

*** In the absence of Chairman David Crossman, Vice Chairman Brian Phillips chaired the meeting.

FOR DECISION

PLN Apologies for Absence.

549 Apologies for absence were received from Councillors Jane Bollen, Caroline Sheard, David Crossman, Martyn Hooper, Wendy Griggs, Viv Wathen and Theresa Williams.

PLN Declarations of Interest (Agenda Item 2)

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NONE

PLN Public Participation

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Samuel Poore offered to answer any queries on his application 11/P/1837/F.

PLN Minutes of the Meeting held on 19th September 2011.
552 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting dated 19th September 2011 were confirmed as a correct record and signed with a minor amendment to declarations of interest.

PLN Notification of Appeals (Agenda Item 5)

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NONE

****At this point Councillors agreed to change the order on the agenda to review Mr Poore's application first.**

PLN Planning Applications (Agenda Item 6)

554

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

*** The meeting was suspended to allow Councillors to ask Mr Poore questions on his application.

*** The meeting was then reconvened prior to Councillors discussions, decision and voting.

i) 11/P/1837/F – Mr & Mrs Poore, 62, Stowey Road, Yatton, BS49 4HU. Erection of a two storey side extension and a pitched roof to existing rear extension.

RESOLVED: that councillors recommended supporting application 11/P/1837/F for the following reason.

Reasons for Recommendation The proposed extension had no detrimental impact on the neighbouring properties in terms of loss of privacy or light. There was ample space for the new extension and it was in keeping with the street scene. The pitched room proposed for the existing rear extension would be an attractive addition to the property and had no adverse effect on the surrounding area.

i) 11/P/1653/F – Mr & Mrs J Blake, 20, Heathgate, Yatton, BS49 4DY. Erection of a two storey side extension and single storey front and side extension.

RESOLVED: that councillors recommended supporting application 11/P/1653/F for the following reason.

Reasons for Recommendation The Parish Council wish to reiterate the previous comments they made for application 10/P/1807/F as follows:

“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”.

Councillors commented that in the current climate of house extensions being carried out in preference to house moves and in the light of there being no objections to the plans by neighbours, it was appropriate to give this support.

ii) 11/P/1760/F – Mr & Mrs Westaway, 8, The Woodkilns, Yatton, BS49 4QF.

Erection of a two storey side extension and a single storey rear extension.

RESOLVED: that councillors recommended supporting application 11/P/1760/F for the following reason.

Reasons for Recommendation The design of the proposed extension was not overbearing and did not present any problems of overlooking to the adjacent properties. There was no adverse effect on the street scene and many other

properties have already been extended in the road. The plot has ample space to accommodate the new building and the design was in keeping with the existing property.

i) 11/P/1820/F – The Co-operative Store, Pages Court, Yatton, BS49 4EG.

Installation of ATM cash machine to the front elevation.

RESOLVED: that councillors recommended not supporting application 11/P/1820/F for the following reason.

Reasons for Recommendation The Parish Council did not wish to recommend supporting the new ATM for reasons of safety and security. The proposed site was on a narrow footway adjacent to the entrance road to the car park. It was easy to envisage customers waiting on the footway to use the ATM and other pedestrian users having to step into the road to walk past to enter the shop. This entrance road has a sharp bend and a zebra crossing on that bend and is very busy. Councillors also considered in the light of previous “ram raiding incidents” in Yatton that The Coop would have been wise to consult with the local police and consider measures to prevent this.

PLN To consider supporting the comments on “local impacts” within the 555 Scoping Document to be submitted by the PCAA on “Developing a Sustainable Framework for UK Aviation”.

Councillors looked at each of the issues raised under local impacts within the PCAA response to ensure they were in agreement with each comment. A report from the 4th October 2011 PCAA meeting by Councillor Jane Bollen was read to the meeting.

RESOLVED: to submit the generic letter endorsing the PCAA response as follows;

“The Parish Councils Airport Association (PCAA) is a representative body of Parishes within the North Somerset, Bath & North East Somerset, and Sedgemoor District Council areas and as such we Yatton Parish Council, as a full member of the PCAA, fully endorse and agree with the PCAA's response on the Impact the Scoping Report will have on our parish. Would you therefore consider their response as being ours”.

PLN To receive a verbal update following the meeting with Network Rail 556 regarding the future of the former Jewsons site.

Network Rail wish to sell the site on for a mixed use development of housing and business units and are willing to include provision for The Strawberry Line interests in terms of the weighbridge building. On inspection the site is quite large but the weighbridge building is in a very poor state probably worse than previously envisaged.

Marina Van Vessem was to submit her plans and ideas for the site to Network Rail as soon as possible.

Jewsons were responsible for the demolition of the site.

The Committee Clerk was requested to look up the planning application for the former brewery in Wemberham Lane as this was a mixed development but may be helpful to

Marina in terms of ideas. She was also to check the advertisement boarding for the Jewsons site to see if it is still being marketed.

PLN Clerk's Report (Agenda Item 9)
557

Notification of Planning Applications Approved by North Somerset Council.

i) 11/P/1487/F – Mr & Mrs Dorrington, 227, Mendip Road, Yatton, BS49 4BZ. Erection of a single storey and first floor side extension.

General Items of Information.

i) The agenda for Central Area Committee meeting to be held on Thursday 13th October 2011 had been received. The clerk just highlighted that an application for 10 open market residential properties were being considered on the land at the former Bell Inn public house.

ii) An application to reduce crowns by 20% on T1 & T3 Monterey Cypress at Rectory Cottage, Church Road, Yatton, BS49 4HH. It was received during the Committee Clerk's holiday and by the time of this meeting the deadline had passed for commenting.

iii) A report by Councillor Jane Bollen on the Environmental Effects Working Party meeting held on 12th October 2011 was read to the meeting.

iv) A consultation on Neighbourhood planning was taken by Councillor Jean Watson to read and report back.

v) The Committee Clerk had done a little research into the New Homes Bonus. North Somerset Council's allocation for 2011-2012 was £1,145,139.00

vi) Councillor Robert Jenner took a booklet on "Affordable Rural Housing a Practical Guide to Parish Council's".

vii) The Committee Clerk gave an update on Pages Court. The Co op were not going ahead with redevelopment plans at the moment as they are concerned about the impact of the new Tesco's at Congresbury and a new Asda at Clevedon. DJ Foley have said they are talking in terms of renewing the existing lease.

PLN Future Agenda Items for Consideration.
558

The former Jewsons Site
Affordable Housing.
Neighbourhood Planning Consultation.

Chairman