

Draft Minutes
of the Meeting of the
Planning Committee
Friday 18th November 2011
Held at The Library, High Street, Yatton.

Meeting Commenced: 2.30 p.m.

Meeting Concluded: 3.35 p.m.

Present: Councillors Maurice Blunsdon, Robert Jenner, Ian Payne, Brian Phillips (Vice Chairman), Roger Wood, Caroline Sheard, Martyn Hooper, Viv Wathen and Theresa Williams.

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

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

FOR DECISION

PLN Apologies for Absence.

559 Apologies for absence were received from Councillors Jane Bollen, David Crossman and Wendy Griggs.

PLN Declarations of Interest (Agenda Item 2)

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NONE

PLN Public Participation

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NONE.

PLN Minutes of the Meeting held on 17th October 2011.
562 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting dated 17th October 2011 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

563

APP/D0121/A/11/2161015/NWF – WRS Alarms, 103, High Street, Yatton, BS49 4DR. Construction of a cover over an existing walkway at first floor level from front building to rear building.

This appeal had subsequently been withdrawn and formal notification of this had been received.

PLN Planning Applications (Agenda Item 6)

564

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

i) 11/P/1854/LB – Mr M Fenna, Lampley Farm, Kingston Bridge, Yatton, BS21 6TX.

Installation of a domestic gas supply pipe originating in the grass verge adjacent to the north east elevation and terminating above the ground through the stone wall with the gas meter installed internally.

RESOLVED: that councillors recommended supporting application 11/P/1854LB for the following reason.

Reasons for Recommendation The Parish Council considered this to have no impact on any other surrounding properties.

i) 11/P/1960/F – Mrs K Lynn, 213, Mendip Road, Yatton, BS49 4ED. Erection of a single storey front extension.

RESOLVED: that councillors recommended supporting application 11/P/1960/F for the following reason.

Reasons for Recommendation The proposed extension had no detrimental impact on neighbouring properties in terms of loss of privacy and was not overbearing in relation to the size of the plot. It was in keeping with general street scene and was not protruding excessively from the existing property.

ii) 11/P/1997/F – Rev R Ingrouille, Yatton Methodist Church, High Street, Yatton, BS49 4DW. Installation of 1no roof mounted solar (electric) photovoltaic generation system to the south east facing part of the roof.

RESOLVED: that councillors recommended supporting application 11/P/1997/F for the following reason.

Reasons for Recommendation The Parish Council recommend support for the solar panels but were interested as to why they needed planning permission when quite a number of properties in Yatton have had them installed and no planning applications seem to have been required.

iii) 11/P/1937/F – Moorlands Caravan Park Residents Association. Land adjacent (south west) to Moorland Caravan Park, Bristol Road, Hewish, Puxton, BS24 6SQ.

Change of use of land and engineering works, to include alterations to the level of the land, to provide an equestrian centre, to include ménage, jumping/training areas, trap racing track, paddocks and lake.

General Comments

Yatton Parish Council was in support of the application but on the strict condition it was for private use and not open for any commercial purposes.

PLN To receive a verbal update from Councillor Jean Watson on the 565 Neighbourhood Planning Consultation.

Councillor Jean Watson had given apologies for being unable to attend but had drafted comments for the questions asked by the consultation. Members were grateful for the work Councillor Watson had done but it was decided in order to present a full rounded view of every one, that the Clerk should circulate the consultation prior to the next planning meeting. This would enable every ones views to be co-ordinated into the consultation submission.

PLN To Consider the Planning Budget for 2012-2013.

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RESOLVED: that the planning budget remain at £100 for training and £200 for miscellaneous expenses.

*****District Councillor Jill Iles Update.**

The 15, Franklins Way planning application for a summer house had been found to be invalid by planning officers as the resident was only sleeping in the summer house and it had no utilities installed apart from light. There was an issue regarding the decking which had been extended slightly and was now infringing on land owned by Claverham Ltd. The resident had not asked Claverham Ltd for permission and did not wish to talk to them as the infringement was a matter of inches. He wishes however to proceed with the planning application and the legal department at North Somerset Council are currently investigating if this is possible.

PLN Clerk's Report (Agenda Item 9)

567

Notification of Planning Applications Approved by North Somerset Council.

- i) 11/P/1653/F – Mr & Mrs J Blake, 20, Heathgate, Yatton, BS49 4DY. Erection of a two storey and single storey extension.
- ii) 11/P/1633/F – Yatton Parish Council, Hangstones Pavilion, Stowey Road, Yatton, BS49 4HS. Erection of a single storey side extension to include a balcony, refurbishment to include changing the flat roof to pitched.
- iii) 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.
- iv) 11/P/1582/F – Mr & Mrs N Jones, 241, Mendip Road, Yatton, BS49 4DG. Erection of a single storey front extension and a side extension to south elevation.

Notification of Planning Applications Withdrawn from North Somerset Council.

- i) 11/P/1388/F – Mr C Mallet, The Ox Yard, North End Road, Yatton, BS49 4AS. Repair and extension of former agricultural store to provide annexe accommodation for elderly relative, car port and store.

General Items of Information.

i) North Somerset Council had decided not to place a Tree Preservation Order on the trees in application 11/P/1707/WT T1 –T3 Monterey Cypress reduce crowns by 20%. The works described in the application may proceed with the work to the trees and should it not be completed within two years from the date of the notice the Council must be informed.

ii) The Central Area Committee scheduled for Thursday 10th November 2011 was cancelled due to lack of business.

iii) An invitation had been received from Bristol Airport to join them for mulled wine and mince pies on Thursday 1st December at 6.30 pm in the Bristol Room. Members not present at the meeting were to be invited.

iv) An article in the Clevedon Mercury highlighting prospective sites for possible development in North Somerset was brought to the attention of the Committee by Councillor Wathen. Sites in Wemberham Lane and green fields to the north of Arnolds Way were mentioned, the latter with a view to possibly build 200 homes. It was considered to be a rather misleading article as, firstly Yatton is classed as a service village within the emerging Core Strategy and was therefore a place where a small amount of development may take place, small being defined as not more than 10 dwellings. An application had been refused in 2005 for the area of land on the grounds of being unsustainable and outside the settlement boundary and these position had not changed since then.

v) A summary of The Community Infrastructure Levy was to be circulated to all Councillors.

vi) Councillor Theresa Williams requested the link to the Plain English Guide to the Localism Act.

vii) The latest information on 10, Chescombe Road was that Carol Pike had been approached by some one interested in the property but there was no indication of whether this was to rent or buy.

PLN Future Agenda Items for Consideration.

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The former Jewsons Site

Affordable Housing.

Neighbourhood Planning Consultation.

Chairman