

Draft Minutes

of the Meeting of the

Planning Committee

Monday 1st March 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 8.00 p.m.

Present: Councillors David Crossman (Chairman), Maurice Blunsdon, Wendy Griggs, Robert Jenner, Brian Phillips (Vice Chairman), Ian Payne, Viv Wathen and Jean Watson.

Also Present: Councillor Martyn Hooper, Councillor Lucy Perrott, Raymond Jones, Mr Dyke, Jeremy Haines, Adrian Kingscott, and Aleana Baird (assistant).

A Presentation by Louise Davidson of the English Rural Housing Association and Charlotte Brace of North Somerset Council Enabling Team on the Processes of Affordable Housing.

Louise Davidson and Charlotte Brace outlined for Councillors the “sequential site search process” that is used to arrive at a suitable piece of land on which to develop affordable housing. Yatton Parish Council had carried out a housing needs survey in 2007 which identified sixty people who wished to live in the Parish.

Louise and Charlotte both advised that this was an essential part of the process and that the number of people with a housing need was highly likely to be well above sixty by the time the affordable housing process reached the stage of requesting people to apply for the houses.

The first part of the search process to look at suitable sites within the settlement boundary and there had been three identified in previous research and they were as follows:

Oxford Instruments site – There were twenty units within the planning application for this site but this was unlikely to take place for a number of years and the developer who had applied for the planning permission did not yet own the site.

Wemberham Lane – The possibility of twenty four units on this site had been explored but had been unsuccessful to date.

High Street Yatton. The site of the Old Library and Police House. The developer had recently approached North Somerset Council with a view to possibly exploring a maximum of eleven units of affordable housing on the site.

The above mentioned sites must be discounted before the next stage of the search process can be undertaken. Louise and Charlotte agreed to talk to North Somerset Council Planning Officers about the viability of the sites within the settlement boundary in order that the process can commence to the next stage if necessary.

The second stage was to look at any land that was outside the settlement boundary that maybe a possibility. These pieces of land are called "exception sites". This part of the process requires joint work between North Somerset Council Planning Officers, the North Somerset Housing Enabling team, the housing association and the Parish Council to carry out a process of elimination on all the exception sites that are identified. It is hoped that a few sites maybe found to take forward into the public consultation stage.

Finally following extensive public consultation the selection of a site that is acceptable to every one maybe found on which a planning application could be submitted.

Councillors requested the Committee Clerk to inform the Clerk Crispin Taylor that they wished the formation of a working party (with three or four members) to carry forward the sequential site search process to be a future agenda item for Full Council.

Apologies for Absence.

Councillors Jane Bollen and Jill Iles.

Parishioners' Views.

Mr Haines spoke in support of 10/P/0213/F.

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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Councillor Jean Watson declared a personal interest in application 10/P/0162/F as she was a neighbour of the applicant.

PLN Minutes of the Meeting held on February 15th 2010 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 15th February 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.

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

i) 10/P 0213/F – Mr & Mrs J Haines, 120, Stowey Road, Yatton, BS49 4EB.

Erection of a two storey side extension including the installation of pitched roof dormer windows to front and rear elevations.

RESOLVED: that councillors recommended supporting application 10/P/0213/F for the following reason.

Reasons for Recommending Supporting. The proposal was in a street where many properties have been extended in a lot of different ways. Therefore this extension had no adverse effect on the street scene or neighbouring properties. Councillors agreed that the materials were in keeping with the existing building.

ii) 10/P/0140/F – Mr & Mrs A Powell, 45, High Street, Claverham, BS49 4NE.

Erection of a single storey side extension to provide utility and cloak room.

RESOLVED: that councillors recommended supporting application 10/P/0140/F for the following reason.

Reasons for Recommending Supporting. The property was set well back from the road and therefore the extension had no negative impact on the street scene or on neighbouring properties.

iii) 10/P/0142/LUP – Network Rail, Land at Station Approach, Yatton BS49 4AG.

Certificate of Lawful development for the proposed demolition of builders merchant buildings on site.

RESOLVED: that councillors recommended supporting application 10/P/0142/LUP for the following reason.

Reasons for Recommending Supporting. Councillors agreed that many of the buildings were an eye sore on the site; however they wished to ensure that the land was retained as an industrial site. They did query whether any of the buildings were listed.

*** Chairman David Crossman suspended standing orders to allow Councillors to speak to Mr Kingscott regarding his application.

The meeting was then reconvened.

iv) 10/P/0162/F – Mr & Mrs A Kingcott, Glen Gariff, Jasmine Lane, Claverham, BS49 4PY. Erection of an equestrian hay barn.

RESOLVED: that councillors recommended supporting application 10/P/0162/F for the following reason.

Reasons for Recommending Supporting. The design of the barn had now addressed previous concerns that North Somerset Council had regarding the size of the building and the impact on it's surroundings.

*** Chairman David Crossman suspended standing orders to allow Councillors to speak to Mr Dyke and Raymond Jones (Architect) regarding their application.

The meeting was then reconvened.

v) 10/P/0189/F- Mr M Dyke, 136, Claverham Road, Claverham, BS49 4LQ.

Proposed two storey rear extension comprising of family room and bedroom with en-suite, rear extension to garage including construction of a pitched roof with gable and erection of a conservatory.

RESOLVED: that councillors recommended supporting application 10/P/0189/F for the following reason.

Reasons for Recommending Supporting. The proposed extensions were in keeping with the surrounding area and will have no negative impact on neighbouring properties. Councillors commented that the windows in the bathroom and dressing room that look out towards their neighbours should have obscured glass.

vii) 10/P/0253/F – Mr & Mrs Williams, 7, Elm Close, Yatton, BS49 4EL. Erection of a rear conservatory.

RESOLVED: that councillors recommended supporting application 10/P/0253/F for the following reason.

Reasons for Recommending Supporting. The conservatory will have no negative impact at all on surrounding properties.

viii) 10/P/0200/TPO – Cadbury House Hotel, Frost Hill, Congresbury, BS49 5AD. Various tree works as per schedule of works.

RESOLVED: that councillors recommended supporting application 10/P/0200/TPO for the following reason.

Reasons for Recommending Supporting. The Parish Council supported the application subject to the tree officer's approval.

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

Council.

i) **09/P/2170/F – Co-Operative Store, Pages Court, Yatton, BS49 4EG.** Erection of a trolley shelter to the front of the store.

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

The Parish Council instructed the Committee Clerk to write a letter of protest about this decision, as all Councillors felt the application had not considered the alternative positions for the trolley park. If it is placed on the suggested site it will be used as a climbing frame and is considered to be an eye sore.

ii) Mr P Ferris, 7, Park Avenue, Yatton, BS49 4AA. Erection of a single storey extension.

General Items of Information.

- a) An Agenda for Central Area Committee meeting held on Thursday March 4th 2010 had been received but contained no items of interest.
- b) A Consultation Draft of the Housing in Defined Villages (Policy H/7v) had been received and is open for comments from 3rd March until 13th April. Councillors wished to put it on a future agenda and the Committee Clerk was to find out if it was of a size that was suitable for circulation.
- 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 submitting a planning application that will be on the next planning agenda.
- d) A copy of a letter that a Mr Singleton had sent to the airport regarding flight noise and sleep disturbance had been received for information.
- e) An email from Hilary Burn of the PCAA had been received on 1st March asking Parish Councils to request that at the South Area Committee meeting 3rd March 2010 they defer the BIA application until District Councillors receive further information.
- f) The Parish Clerk Crispin Taylor had contacted Karuna Tharmananthar to enquire if North Somerset Council had given consideration to the Community Infrastructure Levy (CIL) as the Draft Core Strategy was now published. The reply stated that the Council were waiting for the Government to publish the relevant bill. They were planning to publish their thoughts on Core Strategy delivery and this would consider CIL implications and the Council will then consult with Parish Councils and other key stakeholders at an appropriate time.
- g) An enforcement complaint had been submitted for the site entrance of the plot of land opposite the entrance to Mendip Road.

PLN Future Agenda Items for Consideration.

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- i) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in autumn 2009.
- ii) A Consultation Draft of the Housing in Defined Villages (Policy H/7v).

Chairman

