

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 21st February 2011**  
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.25 p.m.

**Present:** Councillors David Crossman (Chairman), Maurice Blunsdon, Wendy Griggs, Martyn Hooper, Robert Jenner, Brian Phillips and Jean Watson,

**Also Present:** Aleana Baird (assistant).

**FOR DECISION**

**PLN Apologies for Absence.**

**460** Apologies for absence were received from Councillors Jane Bollen, Jill Iles, and Viv Wathan.

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

**461**  
**NONE**

**PLN Public Participation**

**462**  
**NONE**

**PLN Minutes of the Meeting held on 7th February 2011.**  
**463 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting dated 7<sup>th</sup> February 2011 were confirmed as a correct record and signed.

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

**464**  
**NONE**

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

**465**

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

**i) 11/P/0173/F – Mr R Wilcox, 101, Claverham Road, Claverham, BS49 4LE.**  
Erection of a single storey flat roof extension.

**RESOLVED:** that councillors recommended supporting application 11/P/0173/F for the following reason.

**Reasons for Recommending Supporting** The proposed extension was at the rear of the existing building and therefore had no impact on the street scene. The single storey design posed no adverse effect on neighbouring residents as it did not over look or cause a loss of privacy in any way and was to be constructed behind the building line.

**ii) 11/P/0202/F – Mr J Flannery, 65, Claverham Road, Claverham, Yatton, BS49 4LD.** Erection of two storey front and side extension.

**RESOLVED:** that councillors recommended supporting application 11/P/0202/F for the following reason.

**Reasons for Recommending Supporting** The proposed extension was not an over development of the plot and did not cause a detrimental impact on the street scene as Claverham Road has broad eclectic mix of properties. There was also no adverse effect on neighbouring properties.

#### **PLN To Receive an Update for the Weighbridge Building and Former Jewsons 466 Site at Yatton Station**

A response from Network Rail to the letter from Marina Van Vesseem and the Parish Council had been received. It had resulted in a meeting being arranged for the interested parties to discuss the site and Councillors would be advised of its outcomes

#### **PLN To Receive an Update from the Meeting on Section 106 Agreements held on 467 3<sup>rd</sup> February 2011.**

Councillor Robert Jenner and Clerk Crispin Taylor had attended and taken notes at the briefing. The report below was formulated from those joint notes.

#### **Information meeting on section 106 agreements, 3 February 2011**

Roger Willmot, Service Manager, Strategic Development Team, Development Management, North Somerset Council

- Roger aims to visit every parish council to fulfil a commitment to the Scrutiny Panel
- NSC document 'Advice on Development Contributions' suggests that s. 106 contributions may be appropriate for:
  - affordable housing
  - educational provision, youth provision and libraries
  - public open space.
- New draft Development Contributions Supplementary Planning Document refers specifically to strategic (large-scale) development.
- Looking at a scheme for contribution per development unit.
- New scheme should also fit when new Community Infrastructure Levy is introduced.
- S. 106 contributions will remain, but will need to be much more site-specific.

- A database of contributions is under construction but is incomplete and is not publicly available (Roger will look at possibility of publishing database).
- NSC looking at ways of involving community on decisions on contributions.

#### Current 106 Policy

- 106 money is agreed at the out-line planning stage, it is ring fenced and time limited. Once agreed it cannot be amended.
- The amount is assessed on the impact of the development on its immediate environment and the need to provide additional facilities directly associated with it.
- There is no automatic right to funds from a development being allocated to a 106 agreement.
- It cannot be used for unrelated requirements in the locality.
- It cannot be used to address pre-existing infrastructure problems.
- Yatton Parish Council needs to identify all outstanding 106 agreements within the parish and monitor NSC progress to ensure they are implemented before the end date.

Councillors agreed that the publishing of the database should be pursued and the Parish Council should request outstanding section 106 agreement in the Parish so they maybe tracked i.e. the pavement link up at Cadbury House.

\*\*\* Note – Brian Phillips thanked all those who had attended the site meeting at Frost Hill with David Bailey.

#### **PLN To Receive an Update From the Briefing on the Core Strategy held on 468 Friday 18<sup>th</sup> February 2011.**

Councillor Wendy Griggs and Clerk Crispin Taylor attended and a copy of the hand out was given to members of the Planning Committee. The briefing was very well attended though did not give very much information that the Parish Council was not already aware of.

The section on distribution of residential Development 2006 – 2026 (page2) was interesting as many of the dwellings required 13,400 in total for the period have already been built or have got planning permission granted, leaving 6047 remaining, most of which (5,500) will be in the two new Weston Villages.

The Core Strategy had now been sent to the Government for a test of soundness and feasibility.

#### **PLN Clerk's Report (Agenda Item 9) 469**

#### **Notification of Planning Applications Approved by North Somerset Council.**

- i) 10/P/2233/F – Mr R Perkins, 110, Mendip Road, Yatton, BS49 4HN. Erection of a single storey rear extension.
- ii) 10/P/2187/F – Mrs S Timms, 18, Chestnut Drive, Claverham, BS49 4LN. Erection of a first floor extension above existing garage.

iii) 10/P/2196/TPO – Mrs S Sampson, 8, Myrtle Gardens, Yatton BS49 4BA.  
Sycamore x 1 – 20% Crown reduction.

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

i) The minutes of the Airport Consultative Committee meeting held on 26<sup>th</sup> January 2011 had been received. They were available for Councillors to receive a copy on request or to view in the Parish Office. The next meeting will be held on Wednesday 27<sup>th</sup> April 2011 at 2.30 pm in the Bristol Room at the Airport. Agenda items should be submitted by Friday 25<sup>th</sup> March 2011.

ii) The Committee Clerk was requested by Councillor Jean Watson to contact Roger Buxton and thank him for his concerns about the source of a humming noise coming from the site. She had made enquiries with residents but there had been no problems of humming since October 2010.

iii) The Central Area Committee meeting scheduled for Thursday 3<sup>rd</sup> March 2011 had been cancelled due to lack of business.

iv) District Councillor Jill Iles updated the Committee Clerk prior to the meeting about various matters. She had spoken to Steven Simms regarding 40, Henley Park who stated that whilst he had no issue with a new build on the site, he agreed that the design needed work. He agreed to send the Parish Council any amended plans he received.

The fence at Chescombe Road had been allowed at appeal if it was reduced in height by six inches and did not stipulate that any landscaping should take place.

The meeting of all interested parties for the Kenn Business Park at which a phased development was discussed. The result being that if any changes to the phasing were to take place that they should be discussed by all those involved prior to them taking place. The Section 106 was also top loaded; therefore it would be phased along with the development.

v) The Committee Clerk had not yet obtained information regarding public participation at appeals but was persisting and would report at the next meeting.

### **PLN Future Agenda Items for Consideration.**

**468**

The weighbridge building and former Jewsons site update.  
Affordable Housing Consultation

Chairman