

Draft Minutes
of the Meeting of the
Planning Committee
Monday 21st June 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.45 p.m.

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

Also Present: Mr Campbell of GP Care Pharmacy (arrived late), Aleana Baird (assistant).

Parishioners' Views.

NONE.

FOR DECISION

PLN Apologies for Absence.

373 Apologies for absence were received from Mike Cox.

PLN Declarations of Interest (Agenda Item 2)

374

NONE.

PLN Minutes of the Meeting held on June 7th 2010 (Agenda item 3)

375

RESOLVED: that the minutes of the Planning Committee meeting dated 7th June 2010 be confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

376

NONE

PLN Planning Applications (Agenda Item 5)

377

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

i) **10/P/0878/F - Mr & Mrs Hyde, 30, Well Lane, Yatton, BS49 4HT.** Erection of a single storey side and rear extension following demolition of existing conservatory. Erection of a 1800mm fence on the boundary of Stowey Road.

RESOLVED: that councillors recommended not supporting application 10/P/0878/F for the following reason.

Reasons for Recommending Not Supporting. The Parish Council considered that the proposed fence was not in keeping with the open plan design of the street scene on Stowey Road. The suggested alternatives would be to allow the hedge to grow taller, as is the case at the property on the adjacent corner. This would provide a more environmentally friendly barrier that was more in keeping with the street scene. The fence could also be lowered and sited further back from the highway behind the existing hedging. Councillors also considered that the proposed extension was not an overdevelopment of the site, however some Committee members were of the opinion that the extension was beyond the building line of other properties on Stowey Road.

*** At this point in the meeting the Vice Chairman and members agreed to change the order of items on the agenda to allow Mr Campbell to leave the meeting early. The meeting was also suspended prior to discussion of the following item to allow Mr Campbell to address the meeting and for Councillors to ask any questions. The meeting was reconvened prior to the Committee formulating their comments.

PLN To discuss the level of services provided by the new pharmacy at Yeo Vale 378 Medical Practice and how they relate to the approved plans.

Mr Campbell had spoken of the provision of the health care related products the pharmacy stocked and there were eight shelves of items for retail sales that represented and they were seeking to promote good relations with the community in the service they provide and by becoming involved with village groups i.e. they had sponsored kits for Yatton football and rugby teams . There were no plans or space to extend this part of the pharmacy business.

The Parish Council made the following comments:

- i) The pharmacy was providing a very useful service in particular as they had introduced extended opening hours.
- ii) The planning conditions were not being flouted in any way though it was considered that the term “health related products” was rather vague.
- iii) Councillors took the view that the service should be monitored and that the two chemists whilst working in fair competition with one another, should the facility at the medical practice develop into more of a retail outlet it may cause allied problems of parking etc.

**PLN Planning Applications (Agenda Item 5 continued)
379**

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

i) **10/P/0938/F – Mr P Wilcox, 103, Stowey Road, Yatton, BS49 4EB.** Replacement of existing rear lean to extension with a new gable ended single storey extension.

RESOLVED: that councillors recommended supporting application 10/P/0938/F for the following reason.

Reasons for Recommending Supporting. The proposed extension had no adverse effect on neighbouring properties or the street scene and did not represent an overdevelopment of the site.

ii) **10/P/0944/F – Mr M Brown, 13, Ashleigh Road, Yatton, BS49 4DE.** Raise front gable, erection of a two storey side and rear extension and creation of a hard standing to the front.

RESOLVED: that councillors recommended supporting application 10/P/0944/F for the following reason.

Reasons for Recommending Supporting. The raising of the gable end had no negative impact on the street scene as there was ample screening from the surrounding trees and shrubs at the property. The proposed development was an improvement to the design of the building and did not have any detrimental impact on neighbouring residents.

PLN Clerk's Report (Agenda Item 8) **380**

Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/0567/F – Yatton Parish Council, Garage at Hangstones Pavilion, Stowey Road, Yatton BS49 4HS. Erection of an extension to the south of the detached double garage for additional garage space for use with pavilion/playing fields.

ii) 10/P/0490/F – Mr P Carter, 138, Mendip Road, Yatton, BS49 4ER. Erection of a single storey rear extension.

iii) 10/P/0723/PDA – Land off Meeting House Lane, Claverham, Yatton. Erection of a new agricultural building to store agricultural produce and hay.

*** The Committee Clerk was requested to contact District Councillor Jill Iles regarding the siting of the above barn as there have been objections from local residents regarding its proposed siting.

Notification of Planning Applications that Constitute Permitted Development by North Somerset Council.

10/P/0502/F – Land off Bishops Road, Claverham, Yatton. Erection of a field shelter for horses.

General Items of Information.

i) A letter from the Chief Planner Steve Quarterman had been received confirming the new powers for local authorities to stop “garden grabbing”. The amendments to Planning Policy Statement 3: Housing (PPS3) made the following changes

- Private residential gardens are now excluded from the definition of previously developed land in Annexe B.
- The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

ii) The Affordable Housing Working group meeting was to be held on Tuesday 29th June provided conformation of attendance from Louise Davidson could be confirmed by the end of the week.

iii) The hand outs from the Town and Parish Council Development Management Workshop 9th June 2010 were circulated. Clerk Crispin Taylor had attended and Councillors had asked him to raise when no paper planning would be commencing and why advice on amended plans had ceased. The no paper planning may begin as early as this winter but no date had been set and the comments on the amendment advice was to be passed on to the relevant party by Richard Kent.

The Committee Clerk was requested to make enquiries into what other Councils are doing with regard to provision for no paper planning and also to find out costs for receiving paper plans from North Somerset Council.

iv) A copy of the draft minutes of the Airport Consultative Committee held on 28th April 2010 together with the figures from the Felton Monitor and an updated version of the 2009 Operations Monitoring Report incorporating details of the Royal Mail aircraft had been received. Any questions to Airport Management for written replies at the next meeting (AGM Wednesday 28th July 2010 at 2.30 pm) should be submitted to the secretary by noon on Wednesday 7th July 2010. This was available to view in the Parish Office.

The Committee Clerk was requested to bring Councillors Jane Bollen's report from the 28th April 2010 to the next planning meeting.

v) A complaint received in the Parish Office about tables and chairs outside Parsons Bakery obstructing access in Pages Court had been investigated by Enforcement Planning and was found to be permitted development. The other issue of uncovered food and hot food licensing had been forwarded to Environmental Health Officers.

iv) Clerk Crispin Taylor had made enquiries regarding the adoption of our Parish Plan as supplementary guidance in planning. This had not been the case but with the change of government there may be a role for them in the future.

v) The Committee Clerk circulated an image of Smarts Systems proposed wind turbine for the interest of Councillors as they have been refused by North Somerset Council but are appealing.

vi) The Chairman had suggested the possibility of arranging visits to businesses in the Parish. Councillors favoured going to Pullins Bakery and for those who were unable to attend last time to make enquires for them to visit Actuation Ltd in Claverham.

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) An update on the new 106 system.

iii) To obtain an update from DJ Foley on the precinct.

Chairman

