

Draft Minutes
of the Meeting of the
Planning Committee
Monday 21st September 2009

Held at The Library, High Street, Yatton.

Meeting Commenced: 10.30 a.m.

Meeting Concluded: 11.35 a.m.

Present: Councillors Maurice Blunsdon, Jane Bollen, David Crossman (Chairman), Jill Iles, Robert Jenner, Ian Payne, Brian Phillips and Jean Watson.

Also Present: Councillor Martyn Hooper and Aleana Baird (assistant).

Apologies for Absence.

Councillors Viv Wathen and Wendy Griggs.

Parishioners' Views.

Councillor Jean Watson spoke against application 09/P/1434/F.

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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Councillor Jill Iles as both Parish and District Councillor stated that she may need to reconsider applications contained within this agenda if they are called to North Somerset Council Central Area Committee and she would take into account all relevant evidence and representations made to North Somerset Council.

Councillor Jean Watson declared a prejudicial interest in application 09/P/1434/F as she was a neighbour and was objecting to the application.

PLN Minutes of the Meeting held on September 1st 2009 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 1st September 2009 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 Councillor Jean Watson having declared a prejudicial interest in application 09/P/1434/F left the room.

Chairman David Crossman read a letter of objection to application 09/P/1434/F to the Committee.

i) 09/P/1434/F – Mr D Downton, The Forge, land adjacent to Toad House, Brockley Way, Claverham, Yatton, BS49 4LD. Extension to existing forge to be used as a demonstration area. Hard cored parking and turning area.

RESOLVED: that councillors recommended supporting application 09/P/1434/F for the following reasons.

Reasons for Recommending Supporting.

The Parish Council wished to reiterate that they were keen to encourage a traditional craft in the rural economy. Councillors recommended that the following conditions were applied:

Councillors stated that it was essential that Condition No.4 of the Permission for Development of application 03/P/2419/F which stated “ The use hereby permitted shall not take place before 08.30 hours on week days and Saturdays nor after 17.00 hours on weekdays and 13.00 on Saturdays (nor at any time on Sundays or Bank Holidays) was applied to this current application. In addition to this, it was stipulated that the proposed open days were only allowed to take place during the hours set out in this Condition.

The drainage for the site was fully compliant with all Drainage Board Surveys and that a sustainable water management system was in place. Councillors viewed the installation of the Klargester treatment plant as essential. It was also noticed that unlike the previous withdrawn application 09/P/0686/F there was no provision on these plans for toilet facilities. The installation of toilets in view of the number of people who maybe using the site was also considered as essential.

The hard standing area for car parking be reduced to accommodate 10 vehicles rather than 22 as stipulated. The occasions when open days take place the extra parking may be accommodated on the surrounding grass. The Parish Council also stated that the parking and turning area should be constructed of the same crushed stone surface as the track leading to the forge, not hardcore or tarmac.

The hedge to the east boundary should be thickened with mixed native hedging to shield the view of parked cars from neighbouring property.

Chairman David Crossman has requested District Councillor Jill Iles to track the application to ensure that these conditions are included and if Planning Officers are minded to approve the application without them she will call it in to Central Area Committee.

**** Councillor Jean Watson returned to the room.

ii) 09/P/1478/F – Mr S Hickson, 23, Bramblewood, Yatton, BS49 4QH. Conversion of garage into study/office.

RESOLVED: that councillors recommended supporting application 09/P/1478/F for the following reason.

Reasons for Recommending Supporting The proposed conversion was in line with policy H7 of the NSRLP (2007) as it was providing an opportunity to work from home and therefore reduce the level of out-commuting. The proposal also had no adverse effect on the street scene.

iii) 09/P/1447/PDA – Mr R Chaplin, Riverside Farm, Wemberham Lane, Yatton, BS49 4BT. Erection of an agricultural machinery and hay store.

The Parish Council noted the application but had no comment as it was PDA.

PLN To Consider Suggesting The Butcher's Arms, High Street Yatton for Listed 287 Building Status to English Heritage.

RESOLVED: to consult Brian Bradbury of Yatton History Society to ascertain if pursuing the listing of The Butcher's Arms was worth while.

PLN Clerk's Report (Agenda Item 7)

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Notification of Planning Applications Approved by North Somerset Council.

i) 09/P/0511/O – Mr P Sweet, Land at Crossway Farm, Kenn Moor Road, Yatton, BS21 6TZ. Outline planning application for the erection of an agricultural workers dwelling with the access and scale not reserved for subsequent approval.

ii) 09/P/1171/LB – Cleeve and Claverham PCC, St Barnabas Chapel, Jasmine Lane, Claverham, BS49 4PN. Erection of extension to north elevation of chapel to provide wheel chair accessible WC and storage area following demolition of boundary wall and chapel side wall with relocation of window and dressed stonework and ramping of access paths.

iii) 09/P/1170/F - Cleeve and Claverham PCC, St Barnabas Chapel, Jasmine Lane, Claverham, BS49 4PN. Erection of extension to north elevation of chapel to provide wheel chair accessible WC and storage area following demolition of boundary wall and chapel side wall with relocation of window and dressed stonework and ramping of access paths.

iv) 09/P/1175/F – Yeo Vale Medical Practice 155, Mendip Road, Yatton, BS49 4ER. Erection of a two storey extension to north elevation of existing doctors surgery to create new pharmacy and consulting room on the ground floor and training and staff facilities on the first floor plus internal alterations.

General Items for Information.

i) An email had been received from Mike Littleton of BIA outlining the dates of the Environmental Effects Working Party. The meeting are traditionally arranged for a fortnight ahead of the Airport Consultative Committee Meetings. The dates up to the AGM in July 2010 for the Environmental Effects Working Party are as follows:

Wednesday 13th January 2010

Wednesday 14th April 2010

Wednesday 14th July 2010

All meeting's commence at 2.30 pm in the Paris Room at BIA.

ii) A letter of conformation from Enforcement Officer Tony Parker had been received as he was to investigate the unauthorised formation of an access at Glen Gariff, Jasmine Lane, Claverham

PLN Future Agenda Items for Consideration.

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- i) Invite the English Rural Housing Association to make a presentation.
- ii) To contact the Affordable Housing team after English Rural Housing have presented to progress affordable housing in the Parish.
- iii) Invite Brendan Hill, Churchill Parish Councillor Project Manager for their Parish Affordable Housing Development to speak.
- iv) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in the autumn.
- v) The listing of The Butchers Arms, High Street, Yatton.

Chairman

