

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 22nd March 2010**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.33 p.m.

**Present:** Councillors Maurice Blunsdon, Wendy Griggs, Jill Iles, Robert Jenner, Brian Phillips (Vice Chairman), Ian Payne, Viv Wathan, Martyn Hooper and Jean Watson.

**Also Present:** 25 members of the public interested application 10/P/0365/F (speakers named below). Mr & Mrs Orris, Mr Mark Williams, Mrs Davis and Aleana Baird (assistant).

**Apologies for Absence.**

Councillors Jane Bollen.

**Parishioners' Views.**

There were 25 residents in attendance that had an interest in application 10/P/0365/F. The following attendees spoke against the application on behalf of all those who attended, Mrs Protheroe, Paul Quest, Jill Abrooke, Gary Howells and Martyn Robinson. Chairman David Crossman advised members of the public that all the letters of objection had been read at the pre planning meeting held in the morning. Lorraine Bedford spoke in support of her application 10/P/0365/F. There was then a short discussion between the applicant and the objectors.

Mr Orris spoke against the fence element of application 10/P/0295/F.

Mr Mark Williams spoke against application 10/P/0295/F.

Mr Davis spoke in support of his application 10/P/0295/F.

**FOR DECISION**

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

**339**

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.

**PLN Minutes of the Meeting held on March 1st 2010 (Agenda item 3)**  
**340**

**RESOLVED:** that the minutes of the Planning Committee meeting dated 1st March 2010 be confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 4)**

**341**  
**NONE**

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

**342**

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

**i) 10/P/0365/F – QP Services UK Ltd, 13, Beech Road, Yatton, BS49 4HY.** Change of use from residential use to Class B8 (storage and distribution) book depository with ancillary office space.

**RESOLVED:** that councillors recommended supporting application 10/P/0365/F for the following reason.

**Reasons for Recommending Supporting.** The Parish Council wished to encourage local business within the community but was also very aware of the concerns raised by the many residents who attended the meeting. **Councillors recommendation to support was only given if the following stringent conditions are applied.**

- i) That the permission for a temporary change of use was trialled for an initial period of twelve months. The Parish Council wished to be advised on the monitoring process during the year and would expect to see a new application for change of use submitted at the end of the trial period.
- ii) The property cannot be sold with the change of use still attached to it. The property must revert back to residential before it can be sold.
- iii) No heavy commercial vehicles to deliver or collect from the property.
- iv) There was to be no change to the outward appearance of the property.
- v) No permitted change to any other use without a new full planning application.

**ii) 10/P/0295/F – Mr A Davis, Greystones, 10 Chescombe Road, Yatton, BS49 4EN.**

Retention of close boarded 2m high fence to rear garden following removal of hedge (boundary with Elm Close) and erection of retaining wall to front garden following removal of hedge and trees (boundary with No.8 Chescombe Road ) Part retrospective.

**RESOLVED:** that councillors recommended not supporting application 10/P/0295/F for the following reason.

**Reasons for Recommending Not Supporting.** The fence in its current position was not in line with North Somerset guidelines and Councillors recommended moving it back between 1-2 metres from the pavement. The creation of landscaping in front of the fence would soften the impact of the fence on the street scene. The site was not yet secured and this was a cause for concern for neighbouring residents as it may attract anti social behaviour.

**iii) 10/P/0294/F – Renaissance Care Homes, Mendip Lodge, 11, Whitehouse Road, Claverham, BS49 4LJ.** Erection of a two storey and single storey side extension and a single storey garden room with associated works following demolition of existing flat and separate annexe.

**RESOLVED:** that councillors recommended supporting application 10/P/0294/F for the following reason.

**Reasons for Recommending Supporting.** The proposed extensions had no detrimental impact on neighbouring properties or the street scene. The materials and design were in keeping with the existing building and would be a benefit to the aging within the community.

**iv) 10/P/0362/LB – Mr James Philpott, Barberry House Farm, Barberry Farm Road,**

**Yatton, BS49 4QY.** Demolition of part of the boundary wall, approx 30% to create motor and pedestrian access. New wall, railings and pillars with wrought iron gates and to replace and repair wall.

**RESOLVED:** that councillors recommended not supporting application 10/P/0362/LB for the following reason.

**Reasons for Recommending Not Supporting.** There has historically never been an access at the location and as there was already an entrance to the property Councillors considered the proposal unnecessary. There was concern raised that the sycamore at the entrance should be retained as it was a beautiful specimen tree.

**PLN Clerk's Report (Agenda Item 7)**  
**343**

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

- i) 10/P/0101/ADV – Co-operative Group, Pages Court, Yatton, BS49 4EG. Display of 3 externally illuminated fascia and one internally illuminated totem sign.

**General Items of Information.**

- i) A Consultation Draft of the Housing in Defined Villages -Policy H/7v was given to Councillor Jean Watson and comments would be formulated as an Agenda item at the next planning meeting.
- ii) The Committee Clerk asked if there were any other comments for inclusion in the North Somerset Housing Stronger Communities Strategy prior to submission by the end of March.

**PLN Future Agenda Items for Consideration.**  
**344**

- 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