

Draft Minutes
of the Meeting of the
Planning Committee
Monday 23rd May 2011
Held at The Library, High Street, Yatton.

Meeting Commenced: 6.30 a.m.

Meeting Concluded: 8.25 p.m.

Present: Councillors Maurice Blunsdon, Jane Bollen, David Crossman, Robert Jenner, Ian Payne, Brian Phillips, Caroline Sheard, Jean Watson and Theresa Williams.

Also Present: District Councillor Jill Iles and Aleana Baird (assistant).

*** District Councillor Jill Iles updated the Committee of changes to the Committees at North Somerset Council. There are now only three Area Committees, North Central and South and she was Chairman of Central Area Committee. She advised that the Wind Turbine Appeal by Smart Systems had been dismissed.

FOR DECISION

*** **The Parish Council Chairman David Crossman chaired the meeting.**

PLN To elect a Planning Committee Chairman for the ensuing year.

487

RESOLVED: that David Crossman be elected as Planning Committee Chairman for the ensuing year.

PLN To appoint a Planning Committee Vice-Chairman for the ensuing year.

488

RESOLVED: that Brian Phillips be elected as Planning Committee Vice Chairman for the ensuing year.

PLN Apologies for Absence.

489 Apologies for absence were received from Councillors Wendy Griggs and Viv Wathen.

PLN Declarations of Interest (Agenda Item 4)

490

NONE

PLN Public Participation

491

NONE

PLN Minutes of the Meeting held on 5th May 2011.
492 (Agenda item 6)

RESOLVED: that the minutes of the Planning Committee meeting dated 5th May 2011 were confirmed as a correct record and signed with the addition of Councillor Jane Bollen's apologies added to the minutes.

PLN Notification of Appeals (Agenda Item 7)
493
NONE

PLN Planning Applications (Agenda Item 8)
494

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

i) 11/P/0727/F – Mr & Mrs G Ramsay, 119, Hawthorn Crescent, Yatton, BS49 4RG. Conversion of integral garage to music room and utility. Erection of a single storey front extension.

RESOLVED: that councillors recommended supporting application 11/P/0727/F for the following reason.

Reasons for Recommending Supporting The proposed conversion and extension was in keeping with street scene and was to be constructed using materials that blended well with the existing building. There is ample space on the plot for the extension and similar extensions have already been carried out on other properties in the road. Councillors did wish to recommend that the music room be well insulated to minimise the music impacting on surrounding properties.

ii. 11/P/0745/NMA – Oakwood New Homes, Mead Farm, Brinsea Lane, Congresbury, BS49 5JN. Application for non material amendment to planning permission 07/P/1320/F (Erection of 4 no. two storey linked houses with studios/offices, car parking and associated site works) to allow for amendments to; location/sizes of roof lights, amendment to French doors, addition of a conservatory to unit 1 living, ground floor unit 4 utility, raising of general offices by 250mm to suit site levels.

RESOLVED: that councillors recommended supporting application 11/P/0745/F for the following reason.

Reasons for Recommending Supporting The amendments included in this application followed a site visit and negotiations by Parish and District Councillors with the builders who were most accommodating. The resulting changes were favourable to all parties concerned. The Parish Council wished to thank North Somerset Planning Officers involved for keeping them informed.

iii). 11/P/0791/F – Land at Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN. Temporary siting of a test mast (retrospective).

Yatton Parish Council considered that as the mast had been erected in order to provide data confirmation of wind speed for the proposed wind turbine and the

planning appeal for the wind turbine had been dismissed, there was no justification for the mast to remain there at this time.

Councillors were disappointed that Smart Systems had not submitted a planning application prior to the erection of the mast. The design statement was considered to be poor and lacking in detail i.e. there is not a clear statement of the height of the mast and no date of when it was erected and therefore no definite date of when it would be taken down.

iv) 11/P/0809/F – Mr J Brine, 1, Claverham Road, Claverham, BS49 4JT.

Construction of new vehicular access.

RESOLVED: that councillors recommended supporting application 11/P/0809/F for the following reason.

Reasons for Recommending Supporting Yatton Parish Council supported the original 2007 application subject to a satisfactory highways report and as this proposal is identical they were recommending supporting the plans again. Councillors did comment that the existing entrance should be closed off when the new one is constructed.

v) 11/P/0811/F – Mr H Paterson, 70, Claverham Road, Claverham, Bristol, BS49

4LD. Erection of a two storey front extension and a single storey rear extension following the demolition of existing conservatory. Increase height of roof ridge with first floor roof extensions, 7no. solar panels and a recessed balcony to the rear elevation.

RESOLVED: that councillors recommended supporting application 11/P/0811/F for the following reason.

Reasons for Recommending Supporting The Parish Council noted that the improvements recommended by North Somerset Council had been included in this application and the scale and massing reduced to the boundary of No 68. Therefore they wished to reiterate their previous comments that;

“The design and scale of application was considered acceptable as it was located on an ample sized plot. It had no negative visual impact on the street scene and would blend with the eclectic mix of property along Claverham Road”.

PLN To Consider the Scheduling of Planning Meetings.

495

Councillors present did not wish to schedule planning meetings as they were satisfied with the current arrangements. The Committee Clerk was to advise Councillor Wendy Griggs and District Councillor Jill Iles as soon as possible when a planning meeting was to take place.

PLN Clerk’s Report (Agenda Item 10)

495

Notification of Planning Applications Approved by North Somerset Council.

i) 11/P/0686/WT – Yatton Parish Council, Glebelands Church Road Yatton. 2x small trees – remove lower branches; 4x young trees with guards – remove lower branches.

- ii) 11/P/0515/F – Miss R Danks, 6, Wakedean Gardens, Yatton, BS49 4BL. Erection of a single storey side extension.
- iii) 11/P/0494/F – Mr A Birkett, Land adjacent 40, Henley Park, Yatton Bs49 4JJ. Erection of 3 bedroom dwelling with live/work unit and parking.
- iv) 11/P/0490/F – Mr & Mrs Sprod, 10, Cadbury Farm Road, Yatton, BS49 4HW. Erection of a first floor side extension.
- v) 11/P/0393/F – Mr V Bhave, 81, Mendip Road, Yatton, BS49 4HP. Erection of a single storey rear extension.
- vi) 11/P/0433/F – AL Distributors Bat Avon, Weeping Ash Farm, North End Road, Yatton, BS49 4AW. Retrospective application for the erection of a light industrial unit.

Notification of Planning Applications Withdrawn from North Somerset Council.

- i) 11/P/0416/F – Mr & Mrs Leeks, 40, High Street, Claverham, BS49 4NE. Erection of a two storey side extension including rear balcony at first floor level following the demolition of stone shed and bathroom.

General Items of Information.

- i) Notification of the next Town and Parish Development Control Workshop had been received and was to be held on Wednesday 11th May 2011 9.30 am till 12.30 pm in the Council Chamber, Town Hall, Weston Super Mare. Councillors suggested that the Clerk Crispin Taylor be asked if he was able to attend and if not request the power point slides from the work shop for information.
- ii) A copy of the report for a meeting of the Bristol Airport Consultative Committee 27th April 2011 that summarised the Section 106 Agreement and pre start conditions had been received and was available from the Committee Clerk. The Agenda and other supporting documents for the meeting had also been received.
- iii) The Committee Clerk had a copy of the Appeal decision for the Wind Turbine at Smart Systems. Councillors David Crossman and Maurice Blunsdon requested a copy.
- iv) An email had been received from Jason Beale the Performance & Customer Service Manger for Development & Environment at North Somerset Council to state that Parish Councils will continue to receive paper plans as some Councils have poor broadband service and would be unable to use the internet reliably at this current time.
- v) An Empty Property Delivery Plan had been received for consultation. The reply deadline was 11th July 2011. Councillor Jean Watson was to review the plan and report back at the next meeting.
- vi) A report at the meeting held 3rd of May regarding intimidating dogs at the flats on Stowey Road had been reported to North Somerset Housing by the Committee Clerk. Councillors requested that she write to them regarding the dog fouling problem on the grass adjacent to the flats and also dogs left unattended in the flats barking for prolonged periods.

vii) A report of a 20 ft container in the front driveway of No. 92 High Street had been passed to Enforcement Officers through Steven Sims NSC planning officer.

viii) Concerns had been raised with the Parish Office regarding the commencement of building work at the site of the Old Library and Police house on the High Street. A condition of the planning approval was for the developer to submit a Construction Management Plan for approval prior to the building work starting. The Committee Clerk made enquiries with the Case Officer Louise Grover who was not aware of any plans being submitted but would check with a colleague who dealt with planning conditions. The Committee Clerk was to contact the developer to ascertain the position with regard to work at this site.

ix) The Enforcement case for the Bat Avon site had officially been close following the submission and subsequent approval of the light industrial building on the site.

x) A copy of the presentation from the Town and Parish Development Control Workshop was taken to be reviewed by Councillor Jean Watson. The next workshop will be on December 14th 2011.

xi) Clerk Crispin Taylor had passed the Committee Clerk two print outs from the Department for Communities and Local Government. The first was regarding the Governments plans to reform the planning system in order to make the regime more responsive to economic demand and the needs of the local community. The second was from the Chief Planning Officer and included a written ministerial statement by the Minister of State for Decentralisation (Mr Greg Clarke) outlining the expectations of local authorities in assisting economic recovery through the planning system.

xii) A copy of Robert Jenner's report from the 106 meeting with Roger Willmot had been requested by Councillor Jean Watson. The copy was passed to Councillor Watson and this prompted a discussion on the position of outstanding 106 money for Yatton. The Committee Clerk was to contact Roger Wilmott for an update in particular for the 106 for Smarts Systems.

xiii) A Draft Empty Property Delivery Plan had been received for consultation. Councillor Jean Watson was to review it and report back at the next meeting and propose possible comments to submit.

PLN Future Agenda Items for Consideration.

486

The weighbridge building and former Jewsons site update.

Affordable Housing Consultation

Empty Property Delivery Plan Consultation

Presentation by Smart Systems.

Chairman