

Draft Minutes
of the Meeting of the
Planning Committee
Monday 23rd August 2010
Held at The Library, High Street, Yatton.

Meeting Commenced: 7.00 p.m.

Meeting Concluded: 8.20 p.m.

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

Also Present: Aleana Baird (assistant).

Parishioners' Views.

Andrea Johns spoke in support of application 10/P/1388/F.

Jean Watson spoke in support of application 10/P1368/F

FOR DECISION

PLN Apologies for Absence.

397 Apologies for absence were received from Robert Jenner and Jill Iles.

PLN Declarations of Interest (Agenda Item 2)

398

NONE

PLN Minutes of the Meeting held on July 19th 2010 (Agenda item 3)

399

RESOLVED: that the minutes of the Planning Committee meeting dated 19th July 2010 be confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

400

NONE

PLN Planning Applications (Agenda Item 5)

401

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

*** At this point in the meeting the Vice Chairman and members agreed to change the order of items on the agenda to allow Andrea Johns to leave the meeting early

ii) 10/P/1388/RG3 – North Somerset Council, Court De Wyck Primary School, Bishops Road, Claverham, Yatton, BS49 4NF. Extension to existing building to create a single storey Children's Centre with associated external works.

RESOLVED: that councillors recommended supporting application 10/P/1388/RG3 for the following reason.

Reasons for Recommending Supporting. The extension was in keeping with the existing building and its surroundings. It will provide an excellent facility with its own dedicated space, giving a seamless education for those children who go on to attend Court De Wyck school. It will also link with the Children's' Centre in Yatton and provide a similar service in Claverham.

ii) 10/P/1368/LB – Cleeve and Claverham PCC c/o Rev. C Horder, 1, The Vicarage, Millier Road, Cleeve, Somerset, BS49 4NL. Demolition of two redundant buildings.

RESOLVED: that councillors recommended supporting application 10/P/1368/LB for the following reason.

Reasons for Recommending Supporting. The Parish Council considered the Coal Store was of no particular value historically and had no practical use to the church. The privy building was damp redundant and unsuitable for purpose and with a new WC having been built inside. Councillors were concerned that the buildings if retained may provide a very secluded place for anti social activity and this may pose health and safety issues as well as being a threat to the security of the church. The suggestion was made that the natural stone and clay tiles could be kept for any future maintenance or building work.

The Parish Council commented that should North Somerset Planning Officers be minded to retain the buildings that a grant be made available to restore them as the church does not have the funds to do so. It was agreed that the Committee Clerk would contact District Councillor Jill Iles and ask if she would track the application.

PLN Clerk's Report (Agenda Item 8) 402

Notification of Planning Applications Approved by North Somerset Council.

i) 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 front.

10/P/1049/RM Mr P Sweet, Crossway Farm, Kennmoor Road, Yatton, BS21 6TZ. Submission of reserved matters of external appearance, landscaping and layout for the erection of an agricultural workers dwelling pursuant to Outline Planning Permission 09/P/0511/O.

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

10/P/0848/ADV Mr D Clarke, Claverham Free Church, Claverham Road, Claverham Yatton BS49 4LW. Display of a replacement notice board.

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.

10/P/1062/LB Installation Project Services, Yatton Railway Station, Station Road, Yatton BS49 4AJ. Installation of 1no. wall-mounted help points on platforms 1 and 2.

10/P/1029/F Cadbury House Hotel and Country Club Ltd, Frost Hill, Yatton Bs49 5AD. Erection of a single storey extension to front elevation including associated roof and ground level terraces.

Notification of Planning Applications Refused by North Somerset Council.

10/P/1031/F Mr A Davis, 10, Chescombe Road, Yatton, BS49 4EN. Build grey limestone retaining wall on front garden following removal of hedge and trees. Reduce height of new timber closeboard fence to 1.6m high in rear garden (retrospective).

General Items of Information.

i) An Agenda for the Central Area Committee meeting held on Tuesday 10th August 2010 at 6.00 pm had been received the only item of interest being the fence application for Chescombe Road for which the decision notice is above.

ii) Notification of the breach of conditions enquiry for Laurel Farm Industrial Units at Streamcross had been received and enforcement were to investigate.

iii) The West of England Partnership Joint Waste Core Strategy examination of submission document have a Pre Hearing meeting on Friday 1st October 2010 at 2.00 pm at The Council House, College Green, Bristol, BS1 5TR. Notification of a public hearing as part of the examination of the West of England Joint Waste Core Strategy Submission Document had been received and was expected to take place November 20th 2010 (subject to conformation).

iv) A draft version of North Somerset Council's Statement of Licensing Policy had been received. Any comments should be submitted no later than October 8th 2010.

v) A response from Graham Cooper the developer of the Old Library site regarding the decoration of the boarding and an update had been received. He was still waiting for the correct economic conditions to prevail but hoped the situation may be able to move forward this year. He was pleased to support the decorations and suggested a site visit to discuss this further. However on reflection Councillors thought as the hoarding had not been the subject of any graffiti that painting may draw attention and therefore it was better to leave it as it was. They did ask the Committee Clerk to see if he could tidy up the area to the front.

vii) A message from North Somerset Council Consultations giving an update on the position to date of the Core Strategy had been received. The key principles underpinning the Council's approach to growth and development to 2026 were as follows and would be formalised through progressing the Core Strategy to adoption at the earliest opportunity.

Protection of the green belt

No development at SW Bristol.

Main strategic objective is Weston employment lead regeneration plus supporting infrastructure.

Regeneration of Weston town centre.

New residential development at Weston to be lead by place making and community building principles, not top down housing numbers.

Elsewhere in the district housing will be restricted with new development reflecting community needs and aspirations.

Infill development to be more sensitive in respect of density, design and environmental impact.

A new locally derived housing requirement for the district will be investigated and tested. This is likely to be in the range of 14,000 -16,000 dwellings.

viii) An invitation from Mike Littleton to Councillors to visit the Airport to receive a presentation on their operation, then visit Air Traffic Control to look at the airspace procedures work and the measures taken to minimise adverse effects. The Committee Clerk was to find out possible dates and to check there was disabled access.

ix) The committee Clerk was asked to arrange a meeting as soon as possible to bring together all interested parties involved and affected by the forthcoming closure of the High Street.

x) The draft minutes from the Airport Consultative Committee meeting held on 28th July 2010 had been received and was available for review in the parish office. The Committee Clerk was asked to put the contact details for the new noise complaint system on the parish website.

xi) A copy letter from the residents of South View Terrace to the Chief Planning Officer had been received. They were raising problems they were experiencing regarding the car business at the end of the road. Councillors asked the Committee Clerk to respond advising as it was private land the Parish Council were unable to assist.

PLN Future Agenda Items for Consideration.

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Chairman