

Draft Minutes
of the Meeting of the
Planning Committee
Monday 25th October 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.30 p.m.

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

Also Present: Aleana Baird (assistant).

Parishioners' Views.

NONE

FOR DECISION

PLN Apologies for Absence.

418 Apologies for absence were received from Councillor Jane Bollen.

PLN Declarations of Interest (Agenda Item 2)

419

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 4th October 2010.

420 (Agenda item 3)

RESOLVED: that the minutes of the Planning Committee meeting dated 4th October 2010 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

421

NONE

PLN Planning Applications (Agenda Item 5)

422

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

i) 10/P/1692/F – Mr Q Craven, The Old Pump House, Chapel Lane, Claverham, BS49 4LT. Erection of a single storey office extension to replace lean to.

RESOLVED: that councillors recommended supporting application 10/P/1692/F for the following reason.

Reasons for Recommending Supporting The proposed office extension was to be constructed of materials that were in keeping with the existing building and had no adverse effect on the surrounding area or neighbouring residents as it cannot be seen from the lane or adjacent properties. The provision of office space was inline with Policy H7 NSRLP which seeks to decrease the creation of dormitory settlements with high levels of out commuting.

ii) **10/P/1703/F – Mr J Sell, 4, Church Road, Yatton, BS49 4HH.** Erection of a single storey rear extension with pitched roof.

RESOLVED: that councillors recommended supporting application 10/P/1703/F for the following reason.

Reasons for Recommending Supporting The rear extension constituted infill and had no detrimental impact on neighbouring properties or the street scene. It was an ingenious way of making the most of the space available. Councillors were aware that the proposal was in a conservation area and their recommendation to support was subject to there being no objections from the Conservation Officer.

PLN To consider formulating comments on the North Somerset Core Strategy - 423 Housing Settlement Strategy and the proposed three key changes.

To consider appointing representatives to attend a discussion group on the Housing Settlement Strategy (Tuesday 2nd November).

RESOLVED: that the Committee Clerk would draft the resulting comments following the evening's discussion and bring them to the next meeting. Councillor Jean Watson was to attend the discussion group on the Housing Settlement Strategy on 2nd November and would advise the Committee Clerk of any resulting additional comments that may be added to the draft to be approved.

PLN Clerk's Report (Agenda Item 7)
424

Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/1368/LB – Cleeve & Claverham PCC, St Barnabas Chapel, Jasmine Lane, Yatton, BS49 4PN. Demolition of a redundant coal store.

ii) 10/P/1471/F – The New House, Mendip Road, Yatton, BS49 4HR. Erection of a conservatory to the east (side) elevation.

iii) 10/P/1388/RG43 – 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.

iv) 10/P/1500/F – Mr & Mrs Drew, 25, The Eagles, Yatton, BS49 4QR. Single storey extension to front of existing garage and convert garage to living accommodation.

Notification of Planning Applications Withdrawn from North Somerset Council.

i) 10/P/1484/F – Ms S Clarke, 22, Elborough Avenue, Yatton, BS49 4DS. Erection of a two storey side and single storey front extension.

Notification of Planning Applications Refused by North Somerset Council.

i) 10/P/1432/F – Mr A Wilson, 101, High Street, Yatton, BS49 4DR. Change of use of storage building to a one bedroom flat with parking (retrospective) The applicant is appealing.

General Items of Information.

i) The visit to Claverham Ltd scheduled for Monday 25th October 2010 had been cancelled. Claverham Ltd had offered three dates, the 18th, 24th and 25th January 2011. Councillors opted for Monday 24th January 2011. The Committee Clerk was to make the arrangements.

ii) A reminder was given to those Councillors who were members of the Affordable Housing Working Party that a site allocation meeting was scheduled for 3rd November 2010 for 10.00am at Hangstones.

iii) The final confirmation of those wishing to attend the meeting at Bristol Airport on November 10th 2010 at 7.30 pm was ascertained and a reminder given that photo id must be taken along. The Committee Clerk was to inform the airport of all those attending in order for temporary passes to be issued and would pass any final arrangements on to those attending.

iv) A formal confirmation had been received that Enforcement were to investigate a planning matter at Bat Avon North End Road, Yatton.

v) A North Somerset Council Consultation to review and update the list of information requirements for planning applications had been received. The Committee Clerk was to read and report back at the next meeting.

PLN Future Agenda Items for Consideration.

425

Chairman