

Draft Minutes
of the Meeting of the
Planning Committee
Monday 26th April 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.35 p.m.

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

Also Present: Jo Chaplin, John Hayden, Patrick Cartwright, Bernie Furlong, Peter Griffin, Trudi Bird, Charlotte Deighton, Simon and Sarah Reakes, Martin Jackson, Paul Quest, RH Stephen, Juley Howard and Aleana Baird (assistant).

Apologies for Absence.

Councillors Jane Bollen and David Crossman.

Parishioners' Views.

Martin Jackson, Peter Griffin spoke of their concerns regarding the proposed wind turbine.

Juley Howard spoke in support of the proposed wind turbine.

Patrick Cartwright spoke of his concern regarding the possible increase in traffic movement should the live/work unit proposed in application 10/P/0574/F. John Hayden spoke to inform Mr Cartwright that the unit was not open to members of the public so will not result in any significant traffic movements.

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 Wendy Griggs declared a personal interest in application 10/P/0567/F as she was a volunteer driver of the Lions mini bus.

The Councillors present declared a personal interest in application 10/P/0567/F as it was the Council's application and therefore they would not be making any comments or recommendations.

PLN Minutes of the Meeting held on April 12th 2010 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 12th April 2010 be confirmed as a correct record and signed.

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

PLN Notification of Appeals (Agenda Item 4)

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NONE

PLN To Consider and Formulate Comments on the siting, design, technical and acoustic specification of a proposed wind turbine at Smarts Systems Ltd. This was part of the approved planning application 07/P/1015/F the details of the turbine were not supplied in 2007.

Yatton Parish Council Planning Committee discussed the proposed wind turbine at Smarts System formulated the following comments.

i) The application 07/P/1015/F contained a Sustainable Construction report produced by Waterman Building Services. In this document under item 4.0 it outlined the requirements of Policy GDP /3 of NSRLP (adopted 2007) for all building developments over 1,000m² to generate a minimum of predicted energy requirements through on site energy generation systems. In order to comply with this directive the report anticipated using a mix of low energy sources (six were listed).

There was no evidence to suggest that any of these sources had been explored, other than the wind turbine.

The Parish Council wished to recommend that an options appraisal be carried out for the other alternative types of systems. Councillors considered that the installation of photovoltaic solar panels were particularly worthy of consideration as an alternative that had no visual or acoustic impact on neighbouring residential properties.

ii) The positioning of a wind turbine of this size close to residential properties was unheard of as far as the Parish Council was aware. Therefore this proposal could set a precedent for the future and in light of this Councillors recommend that a public meeting be held in the locality i.e. Horsecastle Chapel. This will allow the community to be fully informed about the proposed turbine.

iii) The noise impact of the wind turbine had not been presented in a manner that is clear and transparent. The noise impact, which is of particular concern to residents and Councillors, should be made available in an easy to understand format i.e. a noise contour map. Such maps could and should have been made by the wind turbine manufacturer from actual test measurements. This would enable a prediction of noise to be made at residential properties closest to the turbines location. A judgement could then be made on whether the day and night noise at those properties would be within acceptable limits.

iv) There are a number of questions that were raised during the discussions, they were as follows:

What conditions of use may be put on the turbine and are there National Government guidelines and restraints on the use of wind turbines.

What is the output of the wind turbine?

Why have photovoltaic solar panels not been considered?

Is any of the electricity being produced going back into the National Grid?

How was the mixture of sustainable energy sources being generated on order to comply with Policy GDP/3.

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 the Vice Chairman and members agreed to change the order of items on the agenda to allow members of the public to leave the meeting early.

i) 10/P/0574/F – Mr & Mrs S & J Chapman, Land adjacent to 4, Macquarie farm Close, Yatton, BS49 4RQ. Erection of a single storey dwelling with attached home/work unit and detached garage and workshop and hardsurfaced parking area.

RESOLVED: that councillors recommended supporting application 10/P/0574/F for the following reason.

Reasons for Recommending Supporting. The proposed single storey dwelling was of a very good design and constructed using materials that blended well with other buildings in the surrounding area. There was ample provision of work space and the type of business to be located there will not result in any significant increase in traffic movement. The application was also considered to be inline with the principles of Policy H7 of the NSRLP adopted 2007 with regard to encouraging living and working within a community and reducing levels of out commuting.

ii) 10/P/0502/F - Mrs Y Westbroom, Walnut Bank, Lower Claverham, Yatton, BS49 4PU. Erection of a field shelter for horses.

RESOLVED: that councillors recommended supporting application 10/P/0502/F for the following reason.

Reasons for Recommending Supporting. The field shelter had no detrimental impact on the surrounding country side or any neighbouring properties.

iii) 10/P/0567/F – Yatton Parish Council, Garage at Hangstones Pavilion, Stowey Road, Yatton, BS49 4HS. Erection of an extension to south of detached double garage for additional garage space for use with pavilion/playing fields.

The Parish Council cannot comment on supporting or not supporting the application as it was submitted in their name. However, Councillors stated the reason for the application was to support the Yeo Valley Lions in the good work they do within the community. The new mini bus to be purchased was larger than the current garage therefore the extension was required to store the bus securely.

PLN To receive a verbal report from the Affordable Housing Working Party.

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Councillor Jean Watson reported that the meeting held on April 21st 2010 of the working party had looked at maps of Yatton for the sequential site search of sites both in and outside the settlement boundary. There was not a map of Claverham available

at the time, so although possible sites were discussed in Claverham and a map was to be bought along to the next meeting. The working party will return to a Parish Council meeting for the formulation of any official parish council comments. The next working party meeting date has not yet been arranged.

PLN Clerk's Report (Agenda Item 8)

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i) 10/P/0253/F – Mr & Mrs Williams, 7, Elm Close, Yatton, BS49 4EL. Erection of a rear conservatory.

Notification of Planning Applications Refused by North Somerset Council.

i) 10/P/0295/F – Mr A Davis, Greystones, 10, Chescombe Road, Yatton. BS49 4EN. Retention of close board fence to rear garden following removal of hedge (boundary with Elm Close) and erection of a retaining wall to front garden following removal of hedge and trees (boundary with No 8 Chescombe Road) Part retrospective.

General Items of Information.

i) There have been two letters received from the PCAA regarding the Bristol Airport expansion prior to the Planning and Regulatory Committee meeting due to take place on 24th May when the airport expansion was to be reviewed. District Councillor Jill Iles reported that the awaited judgement on Heathrow CO2 emissions that had gone to consultation and may effect the Bristol application and night flight quota may mean that P & R will defer the airport plans until the judgement had been made.

ii) An Agenda had been received for the Bristol Airport Consultative Committee meeting to be held on 28th April in the Bristol Room at the airport at 2.30 pm.

iii) The Central Area Committee meeting due to take place on 6th May had been changed to Wednesday 12th May due to the election. It will be held at the New Council Chamber, Town Hall Weston Super Mare at 2.30 pm.

iv) An Agenda for the Local Access Forum meeting had been received and was to take place 20th April 2010 at Kenn Village Hall, Kenn Street, Kenn, for 6.00 pm. Items of interest included the Joint Local Transport plan and definitive map modification orders.

v) A new TPO order had been received for a sycamore in the rear garden of Barberry Farm House, Yatton approximately 6m to the north east of 126, High Street, Yatton.

PLN Future Agenda Items for Consideration.

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i) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in autumn 2009.

ii) An update on the new 106 system.

iii) To approve the minutes from the last PECS meeting in October 20th 2008.

Chairman