

Draft Minutes
of the Meeting of the
Planning Committee
Monday 26th October 2009

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.20 p.m.

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

Also Present: Mr & Mrs Downton, Councillor Martyn Hooper and Aleana Baird (assistant).

Apologies for Absence.

Councillor Jane Bollen

Parishioners' Views.

Mr Downton spoke in support of application 09/P/1678/F.

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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Councillor Wendy Griggs declared a personal and a prejudicial interest in application 09/P/1732/F as she was a close friend of the applicants.

PLN Minutes of the Meeting held on September 21st 2009 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 21st September 2009 be confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

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NONE

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.

*** Chairman David Crossman suspended Standing Orders to allow Mr Downton to address Councillors. The meeting was then reconvened.

i) 09/P/1678/F – Mr & Mrs Downton, 5, Streamcross, Claverham, Yatton, BS49 4LL. Erection of a new dwelling following demolition of existing bungalow.

RESOLVED: that councillors recommended supporting application 09/P/1678/F for the following reasons.

Reasons for Recommending Supporting. The proposed new bungalow was situated in a large ample plot and was in keeping with the surrounding area and the size of houses in the locality. The Parish Council were aware that the applicant had addressed the concerns of a neighbour regarding the window in the storage area. Councillors wished to highlight that the outbuildings in particular may contain asbestos. They also stated that should the development extend beyond the settlement boundary that any agricultural tie that was in existence (it was believed this was the case) be attached to the new building.

*** Councillor Wendy Griggs having declared a personal and prejudicial interest in application 09/P/1678/F left the room.

ii) 09/P/1732/F – Mrs Cornish & Mrs Kehoe, 17, Chapel Lane, Claverham, BS49 4LX. Erection of a two storey side extension following the demolition of existing side extension.

RESOLVED: that councillors recommended supporting application 09/P/1732/F for the following reason.

Reasons for Recommending Supporting The proposed extension was not overlooking neighbouring properties and the design of the dropped roof allowed the extension to blend well with the surrounding area and did not overlook neighbouring properties. The Claverham Village Character Statement recommendations stated that any “extension to a property should be in a similar style and period as the original to preserve the character of the area in which it is situated”. In addition to this it stated that it should be” designed and built in keeping with the immediate neighbours in size, construction and building materials”.

*** Councillor Wendy Griggs was invited to return to the meeting.

PLN Clerk’s Report (Agenda Item 7) 300

Notification of Planning Applications Approved by North Somerset Council.

i) 09/P/1222/F – Park Farm House, North End Road, Yatton. Erection of a garden shed to south east and increase height of wall on southern boundary from 2m to 2.5m (part retrospective). The approval was contrary to the Parish Council’s decision to recommend not supporting the application.

ii) 09/P/1308/F – Mr D Hayler, 1, Dunsters Road, Claverham, Yatton, BS49 4LU. Erection of the first floor extension to include raising the roof and 4 rear dormer windows and single storey rear extension.

iii) 09/P/1339/F – Miss H Sharp, 161, Claverham Road Claverham Yatton BS49 4LH. Erection of a first floor rear extension.

iv) 09/P/1434/F – Mr D Downton, The Forge, land adjacent to Toad House, Brockley Way, Claverham, BS49 4LD. Extension to existing forge to be used as a demonstration area. Formation of hardcored parking and turning area.

v) 09/P/1374/WT – Yatton Parish Council, Works to trees at War Memorial, High Street Yatton. 1 Elm – Fell.

vi) Application for Prior Determination For – Erection of an agricultural building for storage of agricultural machinery and hay/straw, Riverside Farm, Wemberham Lane, Yatton BS49 4BT.

Notification of Planning Applications Withdrawn from North Somerset Council.

09/P/1245/F – Mr G Jones, 18, The Ridge, Yatton, BS49 4DQ. Erection of a single storey side extension. Erection of a front and rear dormers to create a first floor.

Notification of Planning Applications Refused by North Somerset Council.

09/P/1271/F – Field adjacent to Glen Garif, Jasmine Lane, Claverham, BS49 4PY. Erection of Hay Barn.

This decision was contrary to the Parish Council's decision to recommend supporting the application.

General Items of Information.

a) An Agenda for Central Area Committee meeting held on Thursday October 8th 2009 had been received. The application 09/P/1020/OT2 for major development at Bristol International Airport was on the Agenda.

A consultation from Bristol City Council on the full planning application for the erection of a 30,000 seat stadium.

b) The letter that had been submitted to North Somerset Council informing them of the decision taken at Full Council on the 14th September to not support the application for expansion at Bristol International Airport was available to view should members wish.

c) A copy of an email from Judith Hoskin, secretary of the PCAA which gives the comments of all the Area Committees on the expansion of Bristol Airport was to be circulated to all Councillors.

d) An enquiry from a parishioner regarding the erection of a 2m high fence at 10, Chescombe Road (site of a derelict bungalow) resulted in the matter being handed to North Somerset Enforcement Officers. (Friday 23rd Oct 09).

e) The Committee Clerk had contacted the local history society as requested, to enquire if they considered the Butchers Arms was worthy of being nominated for listing. Mr Alan Deny made enquiries with the County Architect Vince Russett but he did not consider it worthy of pursuing certainly not by him (he had a very heavy work load due to staff shortage). The local history society had also looked at the task of

listing it but concluded the couple of features (a horn glazed window and a cloam oven) they had knowledge of (but were unsure if they were still there) were not worth the onerous task involved with the listing process.

f) A Consultation had been received for the South Bristol Link (this links Hartcliffe with the Long Ashton bypass). The consultation period is 2-11-09 to 31-12 09. The link to it is www.westofengland.org/transport/south-bristol-link

g) As requested the Committee Clerk had written to Planning Officer Steven Sims outlining the Parish Council's plans to put a portable storage container at Hangstones Pavilion and if the Parish Council required planning permission. It was concluded that the container was permitted development and did not require permission. This matter was now with the Amenities and Properties Committee.

PLN Future Agenda Items for Consideration.

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- i) Invite the English Rural Housing Association to make a presentation.
- ii) To contact the Affordable Housing team after English Rural Housing have presented to progress affordable housing in the Parish.
- iii) Invite Brendan Hill, Churchill Parish Councillor Project Manager for their Parish Affordable Housing Development to speak.
- iv) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in the autumn.
- v) BIA Draft Noise Action Plan Consultation

Chairman

