

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 4th April 2011**  
Held at The Library, High Street, Yatton.

Meeting Commenced: 10.30 a.m.

Meeting Concluded: 12.25 p.m.

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

**Also Present:** Mr A Ricketts, Don Palmer, Ann Chidzey, Grant Morris and Aleana Baird (assistant).

**FOR DECISION**

**PLN Apologies for Absence.**

**469** Apologies for absence were received from Councillors Jane Bollen and Viv Wathan.

**PLN Declarations of Interest (Agenda Item 2)**

**470**

Councillor Jill Iles as both Parish and District Councillor stated that she may need to reconsider applications contained within this agenda if they were 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 prior to planning application 11/P/0490/F being viewed as she may know the applicant through her role as Governor of Yatton Federated Schools.

**PLN Public Participation**

**471**

Mr Ricketts spoke in support of application 11/P/0494/F. He had worked with planning officers at North Somerset Council to bring forward a design that would be acceptable to both the Parish Council and the District Council. The dormers had been removed and the ridge height reduced to the same height as the existing surrounding buildings and the design was now for a two storey rather than three storey house. The positioning of the windows had been finalised but the level of glazing was not yet decided.

**PLN Minutes of the Meeting held on 21st February 2011.**

**472 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting dated 21<sup>st</sup> February 2011 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5)**

**473**

**APP/D0121/A 10/2134780/NWF – Smart System Ltd, Arnolds Way, Yatton, BS49 4QN.** Extension to existing warehouse and offices to accommodate manufacture and powder coating of aluminium products. External ancillary yard storage and parking provision. (Original planning application 07/P/1015/F). The hearing will be held on April 12<sup>th</sup> 2011 at Winter Gardens, Royal Parade Weston Super Mare at 9.00 am.

**\*\*\* District Councillor Jill Iles advised the Committee that the time of the hearing had been changed to 10.00 am and that both she and District Councillor Tony Moulin would attend and update the Planning Committee at the next meeting.**

**PLN Planning Applications (Agenda Item 6)**

**474**

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

\*\*\* The meeting suspended standing orders during discussion of the following item to allow Councillors to ask the applicant questions. The meeting was reconvened prior to the Committee formulating their comments.

**i) 11/P/0494/F – Mr A Birkett - Land adjacent to 40, Henley Park, Yatton, BS49 4JJ.** Erection of a three bedroom dwelling with live work unit and parking.

**RESOLVED:** that councillors recommended supporting application 11/P/0494/F for the following reason.

**Reasons for Recommending Supporting** The Parish Council considered the visual impact of the new design in the application was in keeping with surrounding properties and in sympathy with the street scene. The previous concerns regarding the height of the ridge and the three storey design with dormers that adversely affected the privacy of neighbouring residents had now been addressed.

\*\*\* At this point in the meeting the Chairman and members agreed to change the order of items on the agenda to allow representatives from AL Distributors to leave the meeting early.

\*\*\* The meeting suspended standing orders during discussion of the following item to allow Councillors to ask the applicant questions. The meeting was reconvened prior to the Committee formulating their comments.

\*\*\*Councillor Wendy Griggs arrived and gave apologies for being late.

**iii) 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.

**RESOLVED:** that councillors recommended supporting application 11/P/0433/F for the following reason.

**Reasons for Recommending Supporting** The Parish Council wished to encourage and support local employment in the village and the retrospective building also had very little impact as it was hardly visible from the road. The ridge height was lower than existing buildings on the site and fencing has been erected to further reduce its impact.

\*\*\* The meeting suspended standing orders during discussion of the following item to allow further investigation on the next agenda item and for refreshments. The meeting was reconvened prior to the Committee formulating their comments.

**ii) 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 demolition of stone shed and bathroom.

**RESOLVED:** that councillors recommended supporting application 11/P/0416/F for the following reason.

**Reasons for Recommending Supporting** Councillors wished to reiterate the comments they had made for the previous identical 2007 application 07/P/2556/F. “The application has no detrimental impact on the living conditions or privacy of neighbouring residents. The design and the choice of materials will harmonise with the street scene and the existing building”.

**iv) 11/P/0456/F – Mr R Kunst – 6, Court Avenue, Yatton, BS49 4EP.** Erection of a first floor side extension over existing garage and new porch.

**RESOLVED:** that councillors recommended supporting application 11/P/0456/F for the following reason.

**Reasons for Recommending Supporting** The application was designed using materials that were in keeping with the existing building and as many other properties in the road had similar types of development it had no negative impact on the street scene or neighbouring properties.

**v) 11/P/0349/F – Mr R Kunst – 6, Court Avenue, Yatton, BS49 4EP.** Erection of porch to front elevation.

**RESOLVED:** that councillors recommended supporting application 11/P/0349/F for the following reason.

**Reasons for Recommending Supporting** The application was designed using materials that were in keeping with the existing building and as many other properties in the road had similar types of development it had no negative impact on the street scene or neighbouring properties.

\*\*\* At this point in the meeting Councillor Wendy Griggs declared a personal interest in application 11/P/0490/F as she may know the applicant through her role as Governor of Yatton Federated Schools.

**vi) 11/P/0490/F – Mr & Mrs Sprod – 10, Cadbury Farm Road, Yatton, BS49 4JJ.** Erection of a first floor side extension.

**RESOLVED:** that councillors recommended supporting application 11/P/0490/F for the following reason.

**Reasons for Recommending Supporting** The extension was not overlooking neighbouring properties and therefore did not pose any form of negative impact on the privacy of adjacent residents. The design blended well with the surrounding street scene.

**vii) 11/P/0393/F – Mr V Bhawe – 81, Mendip Road, Yatton, BS49 4HP.** Erection of a single storey rear extension.

**RESOLVED:** that councillors recommended supporting application 11/P/0393/F for the following reason.

**Reasons for Recommending Supporting** The proposed extension was not of a size that would cause an over development of the plot and it's position did not effect the street scene in any way. It was situated to the rear of the property and as a single storey design with no windows facing adjacent properties it did not have any adverse effect in terms of loss of privacy for neighbouring residents.

**viii) 11/P/0364/ADV – Lloyds Banking Group, 55, High Street, Yatton, BS49 4HJ.** Display of 3no. illuminated internally sited window merchandising units and replacement of ATM collar.

**RESOLVED:** that councillors recommended supporting application 11/P/0364/F for the following reason.

**Reasons for Recommending Supporting** The Parish Council supported the application but wished to highlight that the work had already been carried out around three weeks ago. In light of this Councillors considered the application should have been retrospective.

**ix) 11/P/0515/F – Miss R Danks, 6, Wakedean Gardens, Yatton BS49 4BL.** Erection of a single storey side extension.

**RESOLVED:** that councillors recommended supporting application 11/P/0515/F for the following reason.

**Reasons for Recommending Supporting** The application was considered to be a suitable design for the location with no windows to the side elevation adjacent to the neighbouring property that would cause any loss of privacy. There was no adverse effect on the street scene and the proposed materials would blend well with the existing building.

#### **PLN To Discuss the New Procedure for Sending Planning Applications to 475 Parish and Town Councils.**

The Committee Clerk was requested to investigate a Wi-Fi box and internet access at Hangstones Pavilion. She was also asked to gain absolute confirmation from Jason Beale that paper plans were still available at a cost should we require them if a large application was submitted.

**PLN To Consider Commenting on a Draft Residential Design Guide (If Adopted 476 Will Have Supplementary Planning Document Status).**

Councillors considered the Residential Design Guide to be a very clear and easy to understand document for any reader who has no planning knowledge. The Committee Clerk was requested to pass this comment on to North Somerset Council.

**PLN Clerk's Report (Agenda Item 8)  
458**

**Notification of Planning Applications Approved by North Somerset Council.**

- i) 11/P/0173/F – Mr R Willcox, 101, Claverham Road, Claverham, Yatton, BS49 4LE. Erection of a single storey rear flat roof extension.
- ii) 11/P/0080/LB – Strawberry Line Café, Station Approach, Yatton. Display of 3no wall mounted signs (one above entrance door facing platform, one on the north east elevation and one on the south west elevation).

**Notification of Planning Applications Withdrawn from North Somerset Council.**

- i) 11/P/0051/F – Mr A Birkett, Land adjacent to 40, Henley Park Yatton BS49 4JJ. Erection of a three bedroom dwelling with live work unit and parking.

**General Items of Information.**

- i) An Agenda for a Central Area Committee meeting to be held on Wednesday 6<sup>th</sup> April 2.30 pm had been received. There were no items of interest for Yatton or Claverham.
- ii) The formal notification of investigations into an unauthorised structure at 15, Franklins Way had been received. Case No 2011/0201 Enforcement Officer Ian Wheaton.
- iii) A letter from Carol Pike the Empty Homes Officer for North Somerset had been received advising that she would be writing to owners of certain properties which have been empty for 6 months or longer. This was to enquire why they are empty and establish the owners intentions for bringing them back into use. It was stated that second home owners or empty properties awaiting probate or have been granted probate within the last 12 months would not be contacted. The Parish Council will be kept informed of actions on empty properties and was happy to receive any queries and comments from Councillors.  
Councillors requested the Committee Clerk to talk to the Officer about 10, Chescombe Road.
- iv) A resident had advised the Parish Office of the stipulation on the Appeal decision for 10, Chescombe Road, Yatton that the construction of the wall should begin within three years of the decision notice (dated 15<sup>th</sup> December 2010).

v) Notification that the West of England Waste Core Strategy Development Plan Document had been adopted on 25<sup>th</sup> March 2011.

vi) "The Rural Pledge" was introduced at an event for rural MPs by the National Housing Federations Rural Alliance, a collection of more than 40 housing associations developing and managing affordable homes in rural areas.

The Affordable Homes for Local People Pledge says The Rural Alliance will:

- work closely with the local community and Parish Council to find the right site;
- always give qualifying local people in housing need first priority for every home;
- ensure that affordable homes always remain affordable;
- build sensitively designed, high quality homes to high environmental standards;
- provide good quality and locally sensitive management services to our residents;
- always respond positively to the local community.

vii) The PCAA had emailed to inform members that the decision notice and 106 agreement are available on the North Somerset website. The Committee Clerk has the link if Councillors would like to view the documents. Councillor Wendy Griggs requested a copy.

The PCAA had also emailed their response to the BANES Draft Core Strategy and this email could be forwarded or printed for any Councillors who may be interested. District Councillor Jill Iles was interested and took the Committee Clerks copy to review.

### **PLN Future Agenda Items for Consideration.**

**459**

The weighbridge building and former Jewsons site update.

Affordable Housing Consultation

Update on Paperless Planning

Smarts Wind Turbine Appeal.

Chairman