

Draft Minutes
of the Meeting of the
Planning Committee
Monday 4th July 2011

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 8.15 p.m.

Present: Councillors Maurice Blunsdon, David Crossman (Chairman), Martyn Hooper, Robert Jenner, Ian Payne, Brian Phillips (Vice Chairman), Caroline Sheard, Viv Wathan and Theresa Williams.

Also Present: District Councillor Jill Iles, Jane Bollen, Wendy Griggs, Jean Watson, Matthew Hutchins, Stephen Bishop, David Luckhurst, Sally Dennis and Aleana Baird (assistant).

FOR DECISION

PLN Apologies for Absence.

516 Apologies for absence were received from Councillors Jane Bollen, Caroline Sheard, Jean Watson and Viv Wathan.

PLN Declarations of Interest (Agenda Item 2)

517

Councillor Ian Payne declared a personal interest in application 11/P/1122/F as he works with the neighbours of the applicant.

PLN Public Participation

518

NONE

PLN Minutes of the Meeting held on 20th June 2011.

519 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting dated 20th June 2011 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

520

NONE

PLN Planning Applications (Agenda Item 6)

521

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

i) 11/P/1054/F – Mr & Mrs Hutchins, 129, High Street, Yatton, BS49 4DH.

Erection of a first floor side extension and loft conversion.

RESOLVED: that councillors recommended supporting application 11/P/1054/F for the following reason.

Reasons for Recommendation The application had no negative impact on neighbouring properties in terms of loss of privacy and was not overbearing in size. It was of a design that blended well with the existing property and was in keeping with the street scene.

The meeting agreed to 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.

NOTE : that David Crossman and Robert Jenner carried out a site visit for the following application prior to the meeting.

ii) 11/P/1077/F – Mr & Mrs Bishop, Land adjacent to 4, Macquarie Farm Close, Yatton, BS49 4RQ. Erection of a detached dwelling with an attached home/work unit, a detached garage/workshop and a hard surfaced parking area.

RESOLVED: that councillors recommended supporting application 11/P/1077/F for the following reason.

Reasons for Recommendation The proposed detached dwelling was of a design and to be constructed of materials that added character and enhanced the area. It was smaller than the previous application for this site and was not overbearing or an overdevelopment of the plot.

iii) 11/P/1081/F – Mr Luckhurst, 107, Claverham Road, Claverham BS49 4LE.

Replacement of existing detached single garage with garage with new detached twin open bay garage.

RESOLVED: that councillors recommended supporting application 11/P/1081/F for the following reason.

Reasons for Recommendation The proposed new garage had no negative effect on the street scene and as it was set further away from the neighbouring boundary would not impact adversely on the adjacent property.

iv) 11/P/1095/F – Mr Bray, 32, Stowey Road, Yatton, BS49 4HX. Demolition of existing garage and canopy, construction of a two storey side and rear extension.

RESOLVED: that councillors recommended not supporting application 11/P/1195/F for the following reason.

Reasons for Recommendation The proposed extension was considered to be an overdevelopment of the plot and was overbearing in design. Councillors had concerns regarding the negative impact the terraces had on the privacy of adjacent houses. The roof was not in keeping with surrounding properties or the street scene as it was hip in design and other properties are all gable ended. District Councillor Jill Iles was to track the application and if planning officers were minded to approve then she would call it in to Central Area Committee.

v) 11/P/1122/F – Weston Hospicecare, 67, High Street, Yatton, BS49 4EQ.
Replacement shop front.

RESOLVED: that councillors recommended not supporting application 11/P/1148/F for the following reason.

Reasons for Recommendation The Parish Council considered the proposal to have inadequate disabled access and therefore did not appear to comply with building regulations. The adjacent Post Office provide a ramp at their entrance and Councillors suggested that a new design be considered that provides better access than the one proposed in this application.

vi) 11/P/1122/F – WRS Alarms, 103, High Street, Yatton, BS49 4DR. Construction of a cover over an existing walkway at first floor from front building to rear building.

RESOLVED: that councillors recommended not supporting application 11/P/1122/F for the following reason.

The Parish Council wish to reiterate the comments they made for the previous application made in 2006 (06/P/0148/F). They considered there was very little difference between the 2006 plans and this new proposal.

vii) 11/P/1148/MMA – Mr V Bavabhai, 81, Mendip Road, Yatton, BS49 4HP. Minor material amendment to planning permission 11/P/0393/F (Erection of a single storey rear extension) to allow for external wall of extension to be set back from garage wall and existing bedroom window to be replaced by smaller window.

RESOLVED: that councillors recommended supporting application 11/P/1148/MMA for the following reason.

Reasons for Recommendation The Parish Council were satisfied with the amendments to the extension. Councillors commented that they were pleased that North Somerset Council were sending them to the Parish for their consideration.

PLN Clerk's Report (Agenda Item 7)
522

Notification of Planning Applications Approved by North Somerset Council.

i) 11/P/0809/F – Mr J Brine, 1, Claverham Road, Yatton, BS49 4JT. Construction of a rear vehicular access.

General Items of Information.

i) The Committee Clerk had contacted Roger Wilmott for an update in particular for the 106 for Smarts Systems, he had replied and was consulting with Neil Underhay who would get back to the Committee. Neil Underhay has referred the enquiry to Tony Parker at Enforcement as there is an outstanding amount of 106 finance from Smarts for the Strawberry Line. Tony Parker had not been contactable to date.

ii) A concern had been raised regarding the building work at 3, Cherry Grove. There was no planning application on the North Somerset Council website and therefore it was to be reported to enforcement officers.

iii) Notification had been received that the Central Area Committee meeting scheduled for 14th July had been cancelled due to lack of business.

PLN Future Agenda Items for Consideration.

523

The weighbridge building and former Jewsons site update.
Affordable Housing Consultation
Presentation by Smart Systems.

Chairman