

Draft Minutes
of the Meeting of the
Planning Committee
Monday 4th October 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7. 40 p.m.

Present: Councillors Maurice Blunsdon, Mike Cox, David Crossman (Chairman), 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.

411 Apologies for absence were received from Wendy Griggs, and Jane Bollen.

PLN Declarations of Interest (Agenda Item 2)

412

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 Jean Watson declared a personal interest in application 10/P/1550/F as the applicant was a former neighbour.

PLN Minutes of the Meeting held on 23rd August and 13th September 2010.

413 (Agenda item 3)

RESOLVED: that the minutes of the Planning Committee meetings dated 23rd August 2010 and 13th September 2010 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

414

NONE

PLN Planning Applications (Agenda Item 5)

415

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

i) 10/P/1550/F – Mr R Bourton, 4, Hollowmead Close, Claverham, Yatton,

BS49 4LG. Erection of a single storey side extension following demolition of existing garage and utility room. Extension of front porch and replace flat roof with pitched roof.

RESOLVED: that councillors recommended supporting application 10/P/1550/F for the following reason.

Reasons for Recommending Supporting The proposed extension enhanced the appearance of the property and was in keeping with the street scene as other properties have had similar extensions. There was also ample space for the extension on the site.

ii) 10/P/1555/F – Claverham Ltd, Bishops Road, Claverham, Bristol, BS49 4NF.
Construction of fire escape stairs, new roller shutter, pedestrian doors and internal works.

RESOLVED: that councillors recommended supporting application 10/P/1555/F for the following reason.

Reasons for Recommending Supporting The construction of the fire escape was an essential requirement as it provided an alternative escape route to outside rather than having to exit through the internal rooms. It was also a provision that had been requested by the Local Authority and the Fire Service. The other proposals within the application were in keeping with the existing building and did not effect the overall scale of the building so therefore had no detrimental effect on the surrounding area.

iii) 10/P/1586/ADV – Cadbury House Hotel, Frost Hill, Congresbury, BS49 4AD.
Display of 2no. illuminated free standing entrance signs.

RESOLVED: that councillors recommended supporting application 10/P/1586/ADV for the following reason.

Reasons for Recommending Supporting The entrance signs did not effect visibility at the egress of the drive to the hotel and were of a low impact lighting design therefore did not effect any neighbouring properties..

iv) 10/P/1669/F – Mrs Hannah Ames, 187, Mendip Road, Yatton, BS49 4ET.
Erection of a two storey side extension and erection of a front porch.

RESOLVED: that councillors recommended supporting application 10/P/1669/F for the following reason.

Reasons for Recommending Supporting The proposed extension did not have a significant adverse effect on the visual appearance of the street scene as it was similar to other extension development in the road. The development will not affect adjoining areas through overlooking or overbearing impact inline with Policy GDP/3 NSLRP 2007.

PLN Clerk's Report (Agenda Item 6)
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General Items of Information.

i) An Agenda for the Central Area Committee meeting held on Thursday 30th September 2010 at 6.00 pm had been received but there were no items of interest for Yatton or Claverham.

ii) The ALCA Newsletter contained an article entitled "Communities Should Prepare For Their Right to Build" which highlighted Housing Minister Grant Shapps announcement that local rural housing projects that secure 75% of voters will get the go ahead without the need for a special application of planning permission. If Councillors wish to read the full article it is on the Communities and Local Government website.

iii) The Committee Clerk enquired if Councillors knew where one set of the display boards were. None of the Councillors present did.

iv) A copy of The Bulletin Residents Newsletter from The English Rural Housing Association was available if Councillors were interested.

v) Confirmation from North Somerset Council's website that the Secretary of State will not be calling in the Council's decision to approve the expansion plans at Bristol Airport.

This was the last hurdle with regards to planning that the airport needed to overcome therefore the expansion may now begin.

vi) The structure at Smart Systems recently erected was to monitor wind speed prior to the erection of the wind turbine (should permission be granted). It will be up for approximately nine months.

vii) The invitation to the Parish Council from Mike Littleton to visit the airport was for either Tuesday 19th October or Wednesday 10th November 2010. Councillors opted for Wednesday 10th November 2010 in the evening. The Committee Clerk was to extend the invitation to all members of the Council.

viii) The visit to Claverham Ltd was to be on Monday 25th October 2010. Councillors Martyn Hooper, Jill Iles, David Crossman and Ian Payne wished to attend and the Committee Clerk was to make the arrangements.

ix) District Councillor Jill Iles gave an update on the privy at St Barnabas church. English Heritage did not want it to be demolished (the coal store suitable for demolition). There maybe a compromise reached between parties and as this was likely to be the case it was not going to be called to Central Area Committee.

PLN Future Agenda Items for Consideration.
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Chairman

