

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 5th July 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 8.10 p.m.

**Present:** Councillors Maurice Blunsdon, David Crossman (Chairman), Wendy Griggs, Robert Jenner, Brian Phillips (Vice Chairman), Viv Wathen, Martyn Hooper and Jean Watson.

**Also Present:** District Councillor Jill Iles, Mark Hands, Monika Belkova, Peter and Delia Orrin and Mr Davies

#### **Parishioners' Views.**

Peter Orrin spoke of his objections to application 10/P/1031/F.

Mr Davies spoke in support of application 10/P/1031/F.

Mark Hands spoke in support of application 10/P/1029/F for Cadbury House Hotel and gave apologies from Nick Taplin who had wished to attend but was unfortunately detained.

#### **FOR DECISION**

#### **PLN Apologies for Absence.**

**382** Apologies for absence were received from Mike Cox, Jane Bollen and Ian Payne.

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

**383**

**NONE.**

#### **PLN Minutes of the Meeting held on June 21st 2010 (Agenda item 3)**

**384**

**RESOLVED:** that the minutes of the Planning Committee meeting dated 21st June 2010 be confirmed as a correct record and signed.

#### **PLN Notification of Appeals (Agenda Item 4)**

**385**

**NONE**

#### **PLN Planning Applications (Agenda Item 5)**

**386**

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

**i) 10/P/1029/F – Cadbury House Hotel, Frost Hill, Yatton BS49 4AD.** Erection of a single storey extension to front elevation including associated roof and ground level terraces.

**RESOLVED:** that councillors recommended supporting application 10/P/1029/F for the following reason.

**Reasons for Recommending Supporting.** The Parish Council considered the extension enhancement to the external appearance of the building and was pleased to encourage the hotel and the business it brings to the area and the additional employment of twenty jobs the development will bring. The extension will provide an excellent new facility and allow the hotel to extend its restaurant and wedding facilities.

**ii) 10/P/1031/F – Mrs A Davis, 10, Chescombe Road, Yatton, BS49 4EN.** Remove hedge and trees; build grey limestone retaining wall in front garden. Retrospective application to reduce height of new timber closeboard fence to 1.6 m high in rear garden.

**RESOLVED:** that councillors recommended not supporting application 10/P/1031/F for the following reason.

**Reasons for Recommending Not Supporting.** The previous retrospective application 10/P 0295/F for the fence was refused by North Somerset Council “due to its prominent position adjacent to Elm Close, together with its siting, length, height and design it was a visually intrusive feature in the street scene and had an adverse impact on the character of the surrounding area and was contrary to Policy GDP 3 of the NSRLP”.

The reduction in height from 1.8 to 1.6 alone was not considered enough of a change to warrant recommending support and Councillors all agreed that the majority of the reasons for refusal still applied and commented that there seemed to be very little consistency in the planning guidelines that were applied to new fences. Therefore should North Somerset Planning Officers be minded to recommend approval the Parish Council have requested that District Councillor Jill Iles call the application to Central Area Committee.

\*\*\*\* At this point in the meeting Councillor David Crossman declared a personal interest in next application 10/P/1049/RM as he knows the applicant.

**iii) 10/P/1049/RM – Mr P Sweet, Crossway Farm, Kennmoor Road, Yatton, BS21 6TZ.** Submission of Reserved Matters of external appearance, landscaping and layout for the erection of an agricultural workers dwelling pursuant to outline planning permission 09/P/1049/RM.

**RESOLVED:** that councillors recommended supporting application 10/P/1049/RM for the following reason.

**Reasons for Recommending Supporting.** The proposed bungalow will not have a negative impact on the countryside scene and Councillors were pleased to see it was to be landscaped with natural native hedging. There was no new access being created although the visibility of the splay on the existing access needs some improvement.

The Parish Council also recognised the development was essential for the security of the farm and welfare of the livestock.

**iv) 10/P/1062/LB – Installation Project Services Ltd, Yatton Railway Station, Station Road, Yatton, BS49 4AJ.** Installation of 1no. wall mounted and 1no. post mounted help points on platforms 1 and 2.

**RESOLVED:** that councillors recommended supporting application 10/P/1062/LB for the following reason.

**Reasons for Recommending Supporting.** The introduction of help points would be a useful addition for passengers at the station. Councillors were keen to express concern that this was however another step closer to the booking office being closed and they would not be in support of this. The point was also raised that the help points should be installed at a height that will allow wheel chairs users to reach.

**PLN Application for Advisory Disabled Persons Parking Bay at 157, Mendip 387 Road, Yatton.**

Councillors made the following comments regarding the parking bay and requested the Committee Clerk to submit the necessary forms to North Somerset Council.

The locations as submitted by the applicant are unclear i.e. Why request the bay at no 157 which seems to be the doctors surgery when he lives at No 163. Please also note that there was a disabled bay marked on the opposite side of the road outside No 164 - 170 but it has been covered over when the road was resurfaced last year and has not been remarked.

**PLN Clerk's Report (Agenda Item 8)  
388**

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

- i) 10/P/0783/F – Mr Hepple, 5, The Woodkilns, Yatton BS49 4QF. Erection of a rear conservatory.
- ii) 10/P/0841/F – Mr & Mrs Anstead, 113, Hawthorn Crescent, Yatton, BS494RG. Erection of a two storey side extension.
- iii) 10/P/0720/F –Mrs Lufflum, Rose Lea Cottage, Lampley Road, Yatton, BS21 6TY. Erection of a single storey rear extension.

**General Items of Information.**

- i) A copy of the report Councillor Jane Bollen compiled following attendance at the Airport Consultative Committee held on 28<sup>th</sup> April 2010 was brought to the meeting as requested and circulated to interested Councillors.
- ii) An Agenda had been received for the Central Area Committee to be held on Thursday 8<sup>th</sup> July 2010 at 6.00 pm. There were no items of interest for Yatton or Claverham.
- iii) The Committee Clerk had emailed Pullins Bakery and Actuation Ltd in Claverham. about arranging visits for Councillors but had not received a response to date.

iv) A Site Allocations meeting was confirmed for Wednesday 14<sup>th</sup> July 2010 at Hangstones Pavilion for 2.30 pm.

v) The Committee Clerk had been requested to contact Lee Douglas at DJ Foley regarding the arranging of a meeting to update the Parish Council with regard to Pages Court. He had agreed to produce a report for the Clerk to take to the Amenities and Properties Committee meeting to be held on July 19<sup>th</sup> 2010. If there were any further matters arising from that report a meeting was to be arranged.

vi) A request for the time scale of when the Sequential Site Search would be completed had been received and members of the joint working group stated it would not be before the end of September.

vii) At the last planning meeting notification of the approval of an application for an agricultural building (10/P/0723/PDA) had been received. It had prompted further enquiries as there had been a number of objections to the application that the Planning Committee had not been aware of at the time of considering the proposed barn. District Councillor Jill Iles had spoken to Planning Officers regarding this and the Committee Clerk had also voiced concerns regarding the way in which this PDA was dealt with. A full response to the questions raised had been received but due to time constraints it had not been fully read. The Committee Clerk will summarise its content for the next planning meeting.

viii) The Committee Clerk enquired if Councillors would be willing to have the next Committee meeting on Monday 19<sup>th</sup> July in the morning as it would allow her to complete the work prior to going on holiday the next day. Councillors agreed provided the applications received were not high profile or in any way contentious.

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

##### **389**

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) Visits to Businesses in the Parish.

Chairman