

Draft Minutes
of the Meeting of the
Planning Committee
Thursday 5th May 2011
Held at The Library, High Street, Yatton.

Meeting Commenced: 10.30 a.m.

Meeting Concluded: 12.00 p.m.

Present: Councillors Maurice Blunsdon, Ian Payne, Brian Phillips and Jean Watson,

Also Present: Aleana Baird (assistant).

FOR DECISION

PLN Apologies for Absence.

479 Apologies for absence were received from Councillors Wendy Griggs, Robert Jenner, David Crossman (Chairman) and Jill Iles (District Councillor).

PLN Declarations of Interest (Agenda Item 2)

480
NONE

PLN Public Participation

481
NONE

PLN Minutes of the Meeting held on 4th April 2011.
482 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting dated 4th April 2011 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

483
NONE

PLN Planning Applications (Agenda Item 6)

484
The Clerk had made all planning application history available for additional information to all committee members.

i) 11/P/0674/F – Woodspring Wings MAC, Land off Claverham Drove, Lower Claverham, Yatton. Erection of a permanent open timber shelter.

RESOLVED: that councillors recommended supporting application 11/P/0674/F for the following reason.

Reasons for Recommending Supporting The timber construction was aesthetically pleasing and blended well within the country side setting.

The shelter will not be visible from the highway and therefore has no impact on the street scene. The Parish Council wished to suggest that as we are asked to seek ways to encourage biodiversity that a bat or owl box may be attached to the rear of the shelter.

ii) 11/P/0666/PDA – Mr P Sweet, Land to the east of Stowey Road, Yatton, BS49 4QS. Erection of an agricultural storage building.

RESOLVED: that councillors recommended supporting application 11/P/0666/PDA for the following reason.

Reasons for Recommending Supporting The Parish Council raised some concerns regarding the proximity of the building to Stowey Rhyne and the adjacent drain. Any adverse effect should be fully investigated. The proposed agricultural storage building would have little visual impact as it was shielded by trees and hedging and was accessed by a lane that was suitable for use by emergency vehicles. As it was sited in a designated wildlife area under the NSRLP the addition of an owl or bat box would be an appropriate addition to the building.

iii) 11/P/0685/F – Mr A Tomlinson, 15, The Wood Kilns, Yatton, BS49 4QF. Erection of a single storey rear and side extension.

RESOLVED: that councillors recommended supporting application 11/P/0685/F for the following reason.

Reasons for Recommending Supporting The proposed extension had no adverse effect on neighbouring residents in terms of loss of privacy through overlooking. There was no visual impact on the street scene and was not an over development of the plot. The materials to be used were in keeping with the existing building.

iv) 11/P/0686/WT – Yatton Parish Council, Glebelands, Church Road, Yatton. 2 x small trees – remove lower branches; 4 x young trees with guards – remove lower branches.

The Parish Council did not comment as it was their own application.

**PLN Clerk's Report (Agenda Item 7)
485**

Notification of Planning Applications Approved by North Somerset Council.

i) 11/P/0349/F – Mr Kunst, 6, Court Avenue, Yatton, BS49 4EP. Erection of a front porch.

ii) 11/P/0202/F – Mr J Flannery, 65, Claverham Road, Claverham, Yatton, BS49 4LD. Erection of a two storey front and side extension.

iii) 11/P/0393/F – Mr Bhave, 81, Mendip Road, Yatton, Bs49 4HP. Erection of a single storey rear extension.

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

General Items of Information.

i) Notification of the next Town and Parish Development Control Workshop had been received and was to be held on Wednesday 11th May 2011 9.30 am till 12.30 pm in the Council Chamber, Town Hall, Weston Super Mare. Councillors suggested that the Clerk Crispin Taylor be asked if he was able to attend and if not request the power point slides from the work shop for information.

ii) A copy of the report for a meeting of the Bristol Airport Consultative Committee 27th April 2011 that summarised the Section 106 Agreement and pre start conditions had been received and was available from the Committee Clerk. The Agenda and other supporting documents for the meeting had also been received.

iii) Councillor Jane Bollen had provided summarised reports from the following meetings she had attended which the Committee Clerk outlined to those Councillors present. Copies were available from the Parish Office.
Bristol Airport Consultative Committee 27th April 2011.
Environmental Effects Working Party 13th April 2011.
PCAA Meeting 22nd March 2011.

iv) Marina van Vessam had formulated notes from the meeting she had attended with David Crossman and Network Rail in Bristol on 12th April 2011. The Committee Clerk read the notes in full to the meeting and they were available in the Parish Office. The key points that would have to be resolved if there was to be any possibility of saving the weighbridge were as follows:

- NR agreeing to lease just part of the site and at what rent
- The issue about the services (reconnection of all services to the site)
- The cost of demolition and who would be responsible if we could not get a long term lease without the 6 month notice clause
- The cost of making it useable

v) The Committee Clerk had discussed with BREC (the organisation that rents the office at Hangstones) the possibility of using their internet access to facilitate the use of our laptop, projector etc when paper plans cease to be sent at the beginning of June. They were satisfied that there was no cost implications to them in helping the Parish Council with this and therefore the Committee Clerk was to arrange a meeting with them to trial the provision.

vi) There were two letters of objection that had been received for planning application 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. They had arrived three days after the last planning meeting at which the Parish Council had reviewed and recommended approval and copies had been sent to the Case Officer by the objector.. The letters were to be filed with the application.

vii) The appeal by Smart Systems had been heard on the 12th April and was attended by District Councillors Jill Iles and Tony Moulin. The Inspector was considering all the evidence and his conclusions will be made in due course.

PLN Future Agenda Items for Consideration.

486

The weighbridge building and former Jewsons site update.

Affordable Housing Consultation

Update on Paperless Planning

Smarts Wind Turbine Appeal.

Chairman