

Draft Minutes
of the Meeting of the
Planning Committee
Monday 6th December 2010
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7. 45 p.m.

Present: Councillors Mike Cox, David Crossman (Chairman), Wendy Griggs, Martyn Hooper, Jill Iles, Robert Jenner, Ian Payne, Viv Wathen and Jean Watson.

Also Present: Tim Miller and Aleana Baird (assistant).

Parishioners' Views.

Tim Miller spoke of his concerns regarding the building works taking place at 49 Claverham Road and that the construction, in particular the windows were not compliant with the approved plans.. He had been advised by North Somerset Council Enforcement to consult his Parish Council for support. Councillors agreed to a site visit on Wednesday 8th December at 10.00 am, David Crossman was contacting the builder and District Councillor Jill Iles was to talk with Enforcement Officers. The Committee Clerk was to write to North Somerset Council following the site visit with the resulting comments.

FOR DECISION

PLN Apologies for Absence.

435 Apologies for absence were received from Councillors Brian Phillips, Jane Bollen and Maurice Blunsdon.

***** District Councillor Jill Iles also gave her apologies as she had to leave the meeting early to attend another meeting.**

PLN Declarations of Interest (Agenda Item 2)

436

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.

*****District Councillors Report** – Due to the necessity to leave early District Councillor Jill Iles reported regarding the possible visit by the Parish Council to the new North Somerset Council building at Castlewood in Clevedon. She had looked around the site and gave Councillors an update of the current position regarding occupancy, facilities and working practices. It was decided on Councillor Iles advice that it would be better to delay a visit until the site was finished, fully occupied and functional which it was hoped to be by spring 2011.

PLN Minutes of the Meeting held on 15th November 2010.
437 (Agenda item 3)

RESOLVED: that the minutes of the Planning Committee meeting dated 15th November 2010 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)
438

APP/D0121/D 10/21/40042 – Mr A Davis, 10, Chescombe Road, Yatton, BS49 4EN. Build grey limestone wall in front garden following removal of hedge and trees. Reduce height of new timber close board fence to 1.6 m high in rear garden (retrospective). **District Councillor Jill Iles advised the appeal was to be fast tracked with a response within eight weeks.**

APP/D0121/C/08/2064163 – Bristol Park and Fly, Land at Langford Mushroom Farm, Stock Lane, Langford, BS40 5ES. This is a challenge by the appellants to Planning Inspector's decision dated 30th September 2008. The appeal is against an enforcement notice issued by North Somerset Council following an alleged breach of planning control. **Appeal noted.**

PLN Planning Applications (Agenda Item 5)
439

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

i) 10/P/1944/F – Mr R Hewitt, 177, Claverham Road, Claverham, Bristol, BS49 4LH. Erection of a rear conservatory.

RESOLVED: that councillors recommended supporting application 10/P/1944/F for the following reason.

Reasons for Recommending Supporting The proposed application had no adverse effect on neighbouring properties or the street scene.

ii) 10/P/1975/F – NS Housing, 40, Martingale Way, Portishead, BS20 7AW. Erection of a single storey outbuilding to flats at 10-26 Broadcroft Avenue, Claverham, BS49 4LP.

RESOLVED: that councillors recommended supporting application 10/P/1975/F for the following reason.

Reasons for Recommending Supporting The Parish Council were pleased to recommend supporting such a beneficial facility for disabled residents.

iii) 10/P/1933/LUP – Mr G Jones, The Ridge, Yatton, BS49 4DQ. Certificate of Lawfulness for proposed single side storey extension.

RESOLVED: that councillors recommended supporting application 10/P/1933/LUP for the following reason.

Reasons for Recommending Supporting The Parish Council were pleased to recommend support for the proposal provided it was lawful and within permitted development. It had no adverse effect on neighbouring properties or the street scene, though it should be ensured that all materials were in keeping with the existing building.

iv) 10/P/1970/PDA – Mrs J Downton, 81, Claverham Road, Yatton, BS49 4LD.
Land off Meeting House Lane, Claverham, Yatton.

RESOLVED: that councillors recommended supporting application 10/P/1970/PDA for the following reason.

Reasons for Recommending Supporting The repositioning of the barn away from the houses in Meeting House Lane and the change of materials for its construction were an improvement to the previous PDA application. The possible creation of an entrance into the field and a track to the barn was mentioned and Councillors wished to ascertain if further planning permission would be required should these additions be implemented.

v) 10/P/2039/WT – Ward Tree Surgeons, Beech Tree Cottage, 8, High Street, Yatton, BS49 4JA. 1x beech – crown reduce up to 30% crown lift over garage.

RESOLVED: that councillors recommended supporting application 10/P/2039/WT for the following reason.

Reasons for Recommending Supporting . The Parish Council recommended supporting the application subject to the tree officer's approval.

PLN Clerk's Report (Agenda Item 7) **440**

Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/1703/F – Mr J Sell, 4, Church Road, Yatton, BS49 4HH. Erection of a single storey rear extension with a pitched roof.

ii) 10/P/1692/F – Mr Q Craven, The Old Pump House, Chapel Lane, Claverham, Yatton, BS49 4LT. Erection of a single storey office extension to replace lean to.

General Items of Information.

i) The Committee Clerk informed Councillors that she was sending a letter of thanks to Mike Littleton for the mince pies and mulled wine evening and the presentation of the latest update on the airport development on the 1st December 2010 and for giving up his time.

ii) A policy consultation had been received from NALC on the proposals for streamlining the Tree Preservation Orders System. Councillors agreed that the

information should be passed to the Parish Tree Warden Glenys Foster for noting or comment as she sees fit.

iii) An Agenda had been received for Central Area Committee for Thursday 2nd December 2010. The only item of interest was for a variation of conditions of the 2007 Outline permission for the development of Kenn Business Park deferred from the previous Central Area meeting. District Councillor Jill Iles had left the meeting therefore this item therefore an update was carried over until the next planning meeting.

iv) The enforcement complaint of a breach of conditions at Laurel Farm Industrial units at Streamcross was ongoing with Enforcement Officer Ian Wheaton requesting further information on the use of oversized vehicles on the lane. This request has been sent to the parishioner to assist with. The weight restriction signage was to be chased up with Paul Smart.

v) The enforcement complaint at Bat Avon at North End for the erection of a steel building without planning consent had resulted in the instruction to submit an application which the company had agreed they would do.

vi) A Town and Parish Development Control Workshop was to be held on Wednesday 8th December 2010 from 9.30 am to 12.30 pm at the Town Hall. The Parish Clerk Crispin Taylor was attending and would collect any handouts and ask any questions should Councillors be unable to attend. Councillor Jean Watson requested that the Clerk ask for an update on the Community Levy.

PLN Future Agenda Items for Consideration.

441

To consider the Precept for 2011- 2012.

To consider subscription to Navicus Planning Journal.

Chairman