

Minutes

of the Meeting of the
Planning Committee
Monday 7th December 2009

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 a.m.

Meeting Concluded: 8.20 a.m.

Present: Councillors Maurice Blunsdon, David Crossman (Chairman), Jill Iles, Robert Jenner, Ian Payne, Brian Phillips, Viv Wathan and Jean Watson.

Also Present: Hayleigh Braham, Ross Curtis, Mr Attwell and Aleana Baird (assistant).

Apologies for Absence.

Councillors Jane Bollen and Wendy Griggs.

Parishioners' Views.

Mr Attwell spoke in support of application 09/P/1924/F and explained the retrospective nature of the application.

Hayleigh Braham spoke in support of application 09/P/1996/F and it was highlighted that the design and access statement stated 19, Rectory Way instead of 25. The Committee Clerk agreed to inform North Somerset Planning Department.

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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District 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. District Councillor Jill Iles also declared a personal interest in Agenda item 6 as she was the North Somerset representative on the Airport Consultative Committee.

Councillor Viv Wathan declared a personal interest in application 09/P/1960/F as he was a friend of the applicant.

Councillors David Crossman, Ian Payne and Jean Watson all declared a personal interest in application 09/P/1924/F as they knew the applicant well.

PLN Minutes of the Meeting held on October 26th 2009 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 16th November 2009 be confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 4)

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NONE

PLN Planning Applications (Agenda Item 5)

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

i) 09/P/1924/F- CHG Attwell & Sons, Land adjacent to Claverham Court, Lower Claverham, Claverham, BS49 4PZ. Erection of a new dwelling and attached garage (retrospective).

RESOLVED: that councillors recommended supporting application 09/P/1924/F for the following reason.

Reasons for Recommending Supporting The application had no adverse effect on the surrounding area or neighbouring properties. The roof height of the garage was well below the height of the main house and the garage was for the purpose of housing a large industrial wood burner that would fulfil all the heating requirements for the proposed dwelling from the wood available on the farm. This was complying with the principles for sustainability and reducing carbon footprint within the Regional Spatial Strategy and NSRLP Policy GDP/3.

ii) 09/P/1950/F – Mr C Drury, 150, Stowey Road, Yatton, BS49 4PZ. Erection of a rear conservatory.

RESOLVED: that councillors recommended supporting application 09/P/1950/F for the following reason.

Reasons for Recommending Supporting The proposed conservatory has no negative impact on the street scene or on neighbouring residents.

iii) 09/P/1996/F – Miss H Braham, 25, Rectory Way Yatton, BS49 HQ. Erection of a two storey side extension and part conversion/alteration to existing dwelling including the demolition of existing garage to create 1no. live/work unit. Erection of a single storey front extension to existing dwelling.

RESOLVED: that councillors recommended supporting application 09/P/1996/F for the following reason.

Reasons for Recommending Supporting The proposed development was an improvement to the property and was in character with the existing building. Policy H7 NSRLP seeks to discourage out commuting from villages and the provision of the live/work unit was in line with these principles. Councillors wished to request the planning officer to stipulate a condition should the application be approved to ensure that the work element was retained for the future.

The proposals were compliant with Policy T6 NSRLP in the provision of parking on the site.

District Councillor Jill Iles was to seek the Planning Officers views on the application and report back to the planning committee.

iv) 09/P/2052/F - Mr I Pinner, 42, Briarstead, Yatton, BS49 4RE. Erection of a front extension to attached garage and internal alterations to create utility room.

RESOLVED: that councillors recommended supporting application 09/P/2052/F for the following reason.

Reasons for Recommending Supporting The application had no detrimental impact on the surrounding area or neighbouring properties.

v) 09/P/2065/F – Mr C Dimond, 20, Wemberham Crescent, Yatton, BS49 4BP.

Erection of a two storey side extension to include 2no. rooflights to the rear elevation and a single storey rear extension to include 4no. rooflights to rear elevation.

RESOLVED: that councillors recommended **not** supporting application 09/P/2065/F for the following reason.

Reasons for Recommending Not Supporting The Parish Council considered the application had an overbearing impact and was an overdevelopment of the plot. The design was not in keeping with the street scene and therefore contrary to Policy GDP/3 NSRLP (2007) with regard to density, form, scale and massing. Councillors also raised concerns over the possible impact of the already approved development of the Oxford Instruments site.

*** At this point District Councillor Jill Iles apologised as she left the meeting early in order to attend another meeting.

vi) 09/P/2074/F – Mr & Mrs Hartley, 123, Claverham Road, Claverham, BS49 4LH.

Erection of front extension to form enlarged garage and adjacent porch.

RESOLVED: that councillors recommended supporting application 09/P/2074/F for the following reason.

Reasons for Recommending Supporting The Parish Council considered the application had no adverse effect on the street scene or neighbouring residents.

PLN To consider and approve the comments on Bristol International Airport's 313 Draft Noise Action Plan 2010 -2015 prior to submission to BIA..

RESOLVED: that the comments drafted to date be approved and the following points from the PCAA recommendations be added prior to submission to BIA.

- i) That continuous noise measurements should be made throughout a wider area around the airport.
- ii) Contour maps for L_{den} , L_{day} , $L_{evenings}$, L_{nights} and $L_{Aeq 16hr}$, should be published, on a month by month basis, with the numbers of different aircraft types specified and that all aircraft movements both "commercial" and "non-commercial" included.
- iii) The supplementary noise indicators e.g. L_{max} , or SEL should also be measured and reported.
- iv) Community annoyance should be assessed periodically by field surveys throughout the NSC and B&NES districts.

PLN To Approve and Sign Minutes of the Meeting held on 16th November 2009. 314 (subject to the approval of the Draft Noise Action Plan Comments).

RESOLVED: that the minutes of the Planning Committee meeting dated 16th November 2009 be confirmed as a correct record and signed.

*** Councillors thanked the Committee Clerk for the work she had carried out on the Noise Action Plan and the comments from the Affordable Housing Presentation.

PLN Clerk's Report (Agenda Item 7)

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General Items for Information.

i) Enforcement officer Mark Heppenstall had advised the Committee Clerk that newly erected fence on Chescombe Road/Elm Close was to be asked to either submit a retrospective planning application or reduce the height of the fence to one metre. Enforcement officer Tony Parker had advised that he would be seeking a planning application for the fence and gateway to the stables at Glen Gariff in Claverham. Notification had been received that investigations were to be made into the installation of a smoking shelter and play equipment at Claverham Village Hall by the enforcement team.

ii) An agenda for Central Area Committee had been received for Wednesday 9th December 2009 2.30pm. The application for the erection of a two storey side extension at 2, Copse Cottages, 17, Chapel Lane, Claverham (09/P/1732/F) had been called in as the applicant was a NSC employee.

The appeal for the conversion and alteration of agricultural barns to form self catering holiday accommodation on land to the rear of Jasmine Farm, Jasmine Lane, Claverham (08/P/2567/F) had been heard and the inspector had dismissed it.

iii) It had been noticed that the Parish Council's comments from the meeting held on 26th October had not been passed to the appropriate planning officers or put on the web site though they had been submitted by the parish council. The Committee Clerk had contacted Richard Kent to request that he look into the matter.

iv) Confirmation had been received that a revised target date for the BIA expansion planning application had been set for 10th February 2010.

v) Crispin Taylor had confirmation from the President of the Adjudication Panel at the Standards Board Committee meeting he had recently attended regarding declarations of interest. He confirmed that a declared personal interest DOES NOT mean that it must therefore automatically be a prejudicial interest in planning matters.

It was only a prejudicial interest if the planning application was yours, a relatives or a person with whom you have a close association or if the application affected the value of your property or the property of your relatives or a person with whom you have a close association.

iii) The Committee Clerk had emailed Graham Cooper, the developer for the old police house site on the High Street regarding a progress report. He had still not responded, the committee clerk was to email again.

PLN Future Agenda Items for Consideration.

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i) Invite the English Rural Housing Association to make a presentation.

ii) To contact the Affordable Housing team after English Rural Housing have presented to progress affordable housing in the Parish.

iv) The decorating of the boarding surrounding the former library/police house site should building work NOT commence in the autumn.

Chairman

