

Draft Minutes
of the Meeting of the
Planning Committee
Monday 7th February 2011

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 8.05 p.m.

Present: Councillors David Crossman (Chairman), Wendy Griggs, Martyn Hooper, Jill Iles, Robert Jenner, Ian Payne, Brian Phillips and Jean Watson,

Also Present: Mr & Mrs Santo, Mr A Ricketts, Antony Scott, Marina Van Vesseem, Tony Moulin and Aleana Baird (assistant).

FOR DECISION

PLN Apologies for Absence.

451 Apologies for absence were received from Councillors Jane Bollen, Maurice Blunsdon, and Viv Wathan.

PLN Declarations of Interest (Agenda Item 2)

452

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.

PLN Public Participation

453

Mrs Santo spoke against application 11/P/0051/F as the proposed dwelling would overlook and dominate her garden taking sun and light from her property. The additional traffic allied to the work unit was a concern as they worked nights and it may cause additional disturbance during the day.

Mr Ricketts spoke in support of application 11/P/0051/F. As the applicant he had originally wanted to build a bungalow but on the Planning Officers guidance had been steered towards a house. The height of the proposed dwelling was still a matter under discussion with North Somerset Council planners though he stated the drawings gave the impression that the house was higher than it was.

District Councillor Tony Moulin spoke on Agenda Item 7, the options for the weighbridge building and former Jewsons site and gave his apologies as he may have to leave the meeting early. He commented that the former Jewsons site was an eyesore on the gateway to the Strawberry Line and was not fulfilling its role as an employment site. The Strawberry Line Café would very much like the weighbridge building to be utilised for training café staff and for providing cycle hire and information for tourists. It was an attractive building in a good position that complimented the listed

building on the station and would make a natural extension to the Strawberry Line Café.

He recommended the forming of a policy and a vision for not only the weighbridge building but the site as a whole and that the Parish Council contact and involve planning officers in this process.

Marina Van Vesseem spoke as a representative for The Strawberry Line Café and outlined the project and its success, as the café was now open and running well. It has lifted the area to have the facility, though the demand for a project of this type from adults with learning difficulties had been sobering. The weighbridge building would form a second phase for the project in providing a cycle hire and repair outlet that adults with learning difficulties could assist in running.

The thoughts and ideas for the site as a whole were in the early stages but were along the lines of developing art and craft workshops, promotion of IT facilities for rural home workers, adult education, and a gallery/shop, together with cycle hire. The emphasis throughout the project would be on providing training and employment opportunities for people with learning disabilities with a view to providing a springboard to job opportunities beyond the project. These ideas would need development in consultation with other organisations.

Antony Scott spoke in support of application 11/P/0080/LB and outlined the location and design of the signage for Councillors.

**PLN Minutes of the Meeting held on 10th January 2011.
454 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting dated 10th January 2011 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5)
455
NONE**

**PLN Planning Applications (Agenda Item 6)
456**

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

*** The meeting suspended standing orders during discussion of the following item to allow Councillors to ask the applicant and neighbours questions. The meeting was reconvened prior to the Committee formulating their comments.

i) 11/P/0051/F – Mr A Birkett, Land adjacent to 40, Henley Park, Yatton, BS49 4JJ.
Erection of 3 bedroom dwelling with live work unit and parking.

RESOLVED: that councillors recommended not supporting application 11/P/0051/F for the following reason.

Reasons for Recommending Not Supporting The proposed dwelling was overbearing and out of proportion and would have a detrimental impact on

neighbouring properties.. The three storey design and style of elevations was not in keeping with the street scene. Councillors expressed concerns regarding the parking facilities for the site and the impact for on street parking which was congested in the evenings when all the residents return from work. The factors above would constitute an adverse effect both within the site and upon adjoining areas and was therefore considered to be contrary to Policy GDP3 of the NSRLP (2007).

Yatton Parish Council requested District Councillor Jill Iles to track the application and report back and the Committee Clerk was requested to ensure that North Somerset Council send the Parish Council any amended plans for the application.

ii) 11/P/0080/LB – Strawberry Line Café, Station Approach, Yatton, BS49 4FF.

Display of 3no wall mounted signs (one above entrance door facing platform, one on the north east elevation and one on the south west elevation.

RESOLVED: that councillors recommended supporting application 10/P/0080/LB for the following reason.

Reasons for Recommending Supporting The proposed signage was attractive, well designed and would enhance the station. It would also provide necessary promotion for the café.

***** At this point in the meeting District Councillors Jill Iles and Tony Moulin both apologised and left the meeting early to attend another meeting.**

PLN To Consider the Options for the Weighbridge Building at the Yatton 457 Station.

A response from Network Rail regarding the retention of the weighbridge was read to the Committee in which they stated that it was not in their interests to sub divide the unit and create a site containing the weigh bridge building and an empty site. They did suggest that if the Parish Council wished to let the complete unit they would be expecting to achieve a return of between £15 – 20k pre annum with additional services and costs NOT being met by Network Rail.

Councillors discussed this suggestion taking into account all the ideas put forward by District Councillor Tony Moulin and Marina Van Vessem. It was agreed that the Committee Clerk and Marina would liase and formulate a response outlining all the ideas for the site, gain a timescale for the proposed demolition and request a delay if it is to take place soon. This would give the interested parties time to bring forward properly drafted plans for the site.

**PLN Clerk's Report (Agenda Item 8)
458**

Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/2124/F – Mr & Mrs G & E Cruse, 26, Westaway Park Yatton, BS49 4JU. Erection of a single storey side and front extension following demolition of detached garage.

ii) 10/P/2222/F – Mr A Pearce, 1, Kenn Moor Road, Yatton, BS49 4RN. Erection of a two storey and single storey rear extension.

iii) 10/P/1933/LUP – Mr G Jones, 18, The Ridge, Yatton, BS49 4DQ. Certificate of Lawfulness of Proposed Use or Development. The erection of a single storey side extension and conversion of loft and erection of rear dormer was permitted development.

iv) 10/P/2118/TPO – Works to trees at the Church of St Mary the Virgin, Church Road Yatton, BS49 4HH. T2 Yew Crown lift to allow clearance of 2.5m between ground level and the lowest branch of the canopy. Reduction of crown towards building to provide 1.5m clearance between branch tips and the building.

v) 10/P/2117/WT – Works to trees at the Church of St Mary the Virgin, Church Road Yatton, BS49 4HH. T1 Lime – Reduction of canopy to give 2m clearance from building. T3 Lime – Remove lowest previously pruned branches and crown lift by 1m. T4 Ash – Remove lowest three branches on side of church.

vi) 10/P/2039/WT – Works to trees at Beech Tree Cottage, 8, High Street, Yatton, BS49 4JA. 1 x beech- crown reduce to 30% crown lift over garage.

Notification of Planning Applications Refused by North Somerset Council.

i) 10/P/2118/TPO – Works to trees at the Church of St Mary the Virgin, Church Road Yatton, BS49 4HH. T2 Yew – Reduce to give 2m clearance from building, shape and crown lift canopy by up to 1.5m. (Shaping refused more reasonable works given approval as above).

General Items of Information.

i) A consultation on the Core Strategy was to take place from 9th February 2011 to 23rd March 2011. There was to be a briefing for all local councils on Friday 18th February from 10.00 am – 12.00 noon. There were two places available and Clerk Crispin Taylor wished to attend and Councillor Wendy Griggs was also willing to take part. The Committee Clerk was to book the places on their behalf.

ii) The subscription for the Navicus Planning Journal had been paid for and the first copy was due mid to late February.

iii) The 106 meeting with Roger Willmot (Strategic Development Service Manager) to discuss the Section 106 Agreement had taken place and an update was to be put on the next agenda.

iv) The Committee Clerk had received two reports from Jane Bollen, from the PCAA meeting held on 24th January 2011 and the Airport Consultative Committee meeting held on 26th January 2011. They were available for Councillors to receive a copy on request or to view in the Parish Office.

v) A letter had been received from Heron Land Developments Ltd regarding the site search for land to develop affordable homes for Yatton and Claverham. They had made a number of comments on the search and the letter was to be included as part of the consultation comments on sites in Yatton and Claverham.

vi) The Committee Clerk had raised a concern (14th Jan 2011) regarding an RSJ on top of a wall at 49, Claverham Road that may facilitate a roof and be then used as building without planning permission. A reply had been received from Enforcement officers that this matter had been looked into following a report in June 2010 and this had concluded that it was not expedient to take formal enforcement action and the enquiry was closed.

vii) A resident had made a complaint regarding the noise and fumes from a generator and noise from reversing lorry beepers at night from Smart Systems. The wind turbine was also raised and though the Parish Council had not yet received the official written notification there had been an appeal registered by Smarts for the refusal of planning permission for their wind turbine and it was logged on the North Somerset Council Planning Inspectorate link. The Committee Clerk was to find out if there was public participation at the appeal and if any further comments would be accepted as the Committee were unsure if it would be viewed as a householder appeal as if this was the case no other comments would be allowed.

viii) The Committee Clerk had thanked Roger Buxton for the very interesting visit that the Parish Council had done in January 2011 and also made an enquiry on behalf of Claverham residents about the source of a humming noise coming from the site. Roger had asked for some further information and Councillor Jean Watson was to research and report back to the Committee Clerk in order to update Roger Buxton.

ix) A progress report for the Severnside Community Rail Partnership had been received and was available in the Parish Office.

PLN Future Agenda Items for Consideration.

459

The weighbridge building and former Jewsons site update.

Affordable Housing Consultation

106 Meeting Update.

Core Strategy Update

Chairman