

Draft Minutes
of the Meeting of the
Planning Committee
Monday 7th June 2010

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 7.30 p.m.

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

Also Present: Mr Weatherill and Aleana Baird (assistant).

Apologies for Absence.

NONE.

Parishioners' Views.

Mr Weatherill spoke in support of his application 10/P/0853/F.

FOR DECISION

PLN Declarations of Interest (Agenda Item 2)

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NONE.

PLN Minutes of the Meeting held on May 17th 2010 (Agenda item 3)

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RESOLVED: that the minutes of the Planning Committee meeting dated 17th May 2010 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.

*** At this point in the meeting the Vice Chairman and members agreed to change the order of items on the agenda to allow members of the public to leave the meeting early. The meeting was also suspended during discussing the following application to allow Councillors to ask the applicant questions. The meeting was reconvened prior to making the decision on the proposed plans.

i) 10/P/0853/F – Mr D Weatherill, North End Cottage, Yatton, BS49 4AS. Erection of a two storey rear and a single storey side extension.

RESOLVED: that councillors recommended supporting application 10/P/0853/F for the following reason.

Reasons for Recommending Supporting. The proposed extension by virtue of its design and materials blended well with the existing cottage, preserving the character and appearance of the building and its historic quality. There was no adverse effect on the street scene or neighbouring residents.

ii) 10/P/0783/F – Mr Hepple, 5, The Wood Kilns, Yatton, BS49 4QF. Erection of a rear conservatory.

RESOLVED: that councillors recommended supporting application 10/P/0783/F for the following reason.

Reasons for Recommending Supporting. The proposed conservatory will had no negative impact on the neighbouring properties or the street scene.

iii) 10/P/0816/LB – First Great Western Ltd, Yatton Railway Station, Station Road, Yatton, BS49 4AJ. Installation of a replacement customer information system, installation of cctv cameras and audio equipment to include ducting.

RESOLVED: that councillors recommended supporting application 10/P/0816/LB for the following reason.

Reasons for Recommending Supporting. The Parish Council unanimously recommended supporting the proposed application but wished to make the following comments:

i) The cameras were not obtrusive and had no adverse effect on the Listed Building. Councillors suggested that a camera that overlooked the car park and one that incorporated a view of the cycle racks would be an additional way to prevent theft of both property and individuals. There was lighting to the right hand side of the car park and the provision of further lights on the left side should be a considered as another way of reducing crime and creating a safer environment. The installation of CCTV warning signs should be displayed.

ii) The new communication system should not have a volume higher in decibels than the current system. This would ensure announcements did not have an adverse effect on the living conditions of neighbouring residents.

iii) Councillors realise there may be financial constraints but suggested that if possible there was now technology that would allow verbal communication through the camera

as well as a visual image and as a crime prevention aid its installation would be welcomed and very much appreciated.

iv) The Parish Council also wished to seek reassurance that the application did not mean that the ticket office will be closed once the new technology is in place.

iv) 10/P/0841/F – Mr & Mrs Anstead, 113, Hawthorn Crescent, Yatton, BS49 4RG.
Erection of a two storey side extension.

RESOLVED: that councillors recommended supporting application 10/P/0841/F for the following reason.

Reasons for Recommending Supporting. The proposed extension has taken account of siting, levels, height, detailing, colour and materials and did not have an adverse effect upon adjoining areas through overlooking. The comment was made that the size of the plot for the proposed extension would make for a rather cramped development. Councillors however were recommending supporting the application provided there were no objections from neighbouring properties.

v) 10/P/0848/ADV – Mr D Clarke, Claverham Free Church, Claverham Road, Claverham, Yatton, BS49 4LW. Display of a replacement notice board.

RESOLVED: that councillors recommended supporting application 10/P/0848/ADV for the following reason.

Reasons for Recommending Supporting. The replacement of the noticeboard was necessary due to the poor state of repair of the existing one and communication with the community needed to be maintained. .

PLN Clerk's Report (Agenda Item 8) **371**

Notification of Planning Applications Refused by North Somerset Council.

10/P/0460/TPO – Works to trees adjacent to Oxford Plasma Technology North End Road Yatton BS49 4AT. Silver birches x4 reduce by 20% and crown lift lightly.
(reduction not deemed necessary)

Notification of Planning Applications Approved by North Somerset Council.

i) 10/P/0460/TPO – Works to trees adjacent to Oxford Plasma Technology North End Road Yatton BS49 4AT. Silver birches x4 crown lift branches overhanging car park to create clearance of 4metres above ground level.

ii) 10/P/0574.F – Mr & Mrs S& J Chapman, Land at Macquarie Farm Close, Yatton BS49 4RQ. Erection of a single storey dwelling with attached home/work unit and a detached garage and work shop and hard surfaced parking area.

General Items of Information.

- i) An Agenda had been received for a Central Area Committee meeting on Thursday 10th June 2010 at 6 pm. The only item on the agenda for Yatton was 10/P/0841/F Mr & Mrs Anstead, 113, Hawthorn Crescent, Yatton, BS49 4RG. Erection of a two storey side extension. The Committee Clerk was to forward the Parish Council's comments on this application to District Councillor Jill Iles.
- ii) A Town and Parish Council Development Management Workshop was to be held on Wednesday 9th June 2010 from 9.30 am till 12.30 pm. The Parish Clerk was attending and Councillors requested that he was asked to make enquiries as to when non paper planning was to be implemented and also to query why the advice on amended plans which informed Councillors what the amendments were, had ceased to be provided.
- iii) The Affordable Housing Working group meeting to be held on Thursday 10th June had been cancelled. The Committee Clerk was to reorganise.
- iv) An invitation had been received to meet with the officers who are undertaking the Site Allocations Development Plan Document and a number of dates had been suggested. Councillors decided to refer this item to the Clerks report at Full Council on June 14th 2010.
- v) The Committee Clerk informed Councillors that the comments for the Joint Waste Core Strategy Pre-Submission Document had been submitted.
- vi) The Committee Clerk was requested to contact the Practice Manager at the Mendip Road Surgery regarding reports that the new in house pharmacy was now selling all types of chemist products and not just dispensing to patients. The concern being the impact on the precinct chemist.
- vii) A Planning Application update and summary from Bristol Airport had been received (17th May). This was available for Councillors and members of the public to view in the parish office.

PLN Future Agenda Items for Consideration.

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- 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) To obtain an update from DJ Foley on the precinct.

Chairman

