

Minutes

of the Meeting of the
Planning Committee
Monday 8th August 2011

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 6.30 p.m.

Meeting Concluded: 8.00 p.m.

Present: Councillors Maurice Blunsdon, David Crossman (Chairman), Wendy Griggs (left early), Martyn Hooper, Robert Jenner, Ian Payne, Caroline Sheard, Viv Wathen, Jean Watson, Theresa Williams, Trevor Bidwell Ford (late arrival).

Also Present: Councillor Roger Wood, Ron Key, Jo Dziczkaniece, Mr & Mrs Maycock and Aleana Baird (assistant).

A Presentation by Mr Jo Dziczkaniece of Smart Systems.

Mr Dziczkaniece gave a very interesting and informative talk about Smart Systems and how they had developed the manufacturing process not only of their own products but in producing for other companies. He updated Councillors regarding the wind turbine, its current status in the planning process and the history of how the choice of wind power was made. They will be returning to planning next year with new proposals when the results of the temporary mast have been analysed.

FOR DECISION

PLN Apologies for Absence.

524 Apologies for absence were received from Councillors Jane Bollen and Brian Phillips.

PLN Declarations of Interest (Agenda Item 2)

525

NONE

PLN Public Participation

526

Mr Maycock spoke in support of his application 11/P/1342/F. The proposed plans were internal improvements, necessary roof repairs and the creation of a parking area all of which had no adverse impact on the surroundings and would reduce cars using the car park by two spaces.

PLN Minutes of the Meeting held on 4th July 2011.
527 (Agenda item 4)

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

PLN Notification of Appeals (Agenda Item 5)

528

NONE

**** At this point in the meeting Councillor Wendy Griggs left to attend another engagement.

PLN Planning Applications (Agenda Item 6)

529

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

*** At this point in the meeting Chairman David Crossman and members agreed to change the order of items on the agenda to allow a member of the public to leave the meeting early.

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

i) 11/P/1342/F – Mr I Maycock, Church View, The Causeway, Yatton, BS49 4HL.

Erection of replacement roof to single storey east extension with alterations to first floor south elevation window and construction of a vehicle hardstanding with gates and access off The Causeway.

RESOLVED: that councillors recommended supporting application 11/P/1342/F for the following reason.

Reasons for Recommendation The proposed alterations to the building had no detrimental impact on the surrounding area and were of a design that blended well with the existing property. The construction of the hardstanding will take two vehicles off the car park making a little more room. The addition of a condition to ensure that The Causeway is not to be used for parking was recommended.

ii) 11/P/1205/F – Mr C Treharna, 2, Derham Close, Yatton, BS49 4BU. Erection of a car port to front of the existing garage.

THIS APPLICATION HAD BEEN WITHDRAWN.

iii) 11/P/1339/TPO – Somerset House, 157, High Street, Yatton, BS49 4DB. T1 Purple Beech – reduce crown by 30%.

RESOLVED: that councillors recommended supporting application 11/P/1339/TPO for the following reason.

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

iv) 11/P/1388/F – Mr C Mallet, The Ox Yard, North End Road, Yatton, BS49 4AS.

Repair and extension of former agricultural store to provide annexe accommodation for elderly relative, car port and store.

RESOLVED: that councillors recommended supporting application 11/P/1388/F for the following reason.

Reasons for Recommendation The proposed repairs and extension harmonised with the surroundings and would make use of a redundant agricultural building. Councillors recommended a condition be made that the building should remain as part of the overall curtilage of the property it is situated in and must not be sold as a separate unit.

PLN To consider date options for arranging a meeting with English Rural 530 Housing to discuss progress of the Affordable Housing Consultation.

The Parish Council selected two dates for the meeting, Tuesday 13th September or Tuesday 27th September at 10.30 a.m. All Councillors were to be invited and also a representative of North Somerset Council. The Committee Clerk was to make the arrangements.

**PLN Clerk's Report (Agenda Item 8)
531**

Notification of Planning Applications Approved by North Somerset Council.

- i) 11/P/0910/F – Mr Walton, Chevneys Barn, Streamcross, Claverham, Yatton, BS49 4QD. Conversion of existing redundant barn to holiday accommodation.
- ii) 11/P/0852/F – Mr Leeks, 40, High Street, Yatton, BS49 4NE. Erection of a two storey extension including balcony to rear bedroom at first floor level following demolition of existing stone shed and bathroom.
- iii) 11/P/0811/F – Mr Hamish Paterson, Claverham, Yatton, BS49 4LD. Erection of a two storey and single storey front and side extension and a single storey rear extension following the demolition of existing conservatory. Increase height of roof ridge with first floor extensions, 7no solar panels and a recessed balcony to the rear elevation.
- iv) 11/P/0791/F – Land at Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN. Temporary siting of a test mast (retrospective).
- v) 11/P/0456/F – Mr Kunst, 6, Court Avenue, Yatton, BS49 4EP. Erection of a first floor side extension over existing garage and a new porch to front of the house.
- vi) 11/P/0888/F – Mr Blackmore, 4, Claverham Park, Claverham, Yatton, BS49 4LS. Demolition of existing single storey side extension and single storey extension of frontage to align with existing porch; alterations to existing front porch and erection of a rear canopy.

vii) 11/P/1077/F – Mr & Mrs Bishop Land adjacent to 4, Macquarie Farm Close, Yatton, BS490 \$RQ. Erection of a detached dwelling with an attached home/work unit a detached garage/workshop and a hard surfaced parking area.

General Items of Information.

i) A formal notification from Enforcement Officer Ian Wheaton to inform the Council that investigations into the building work at 3, Cherry Grove were to take place.

ii) A comprehensive response had been received from Enforcement Officer Dave Barrett regarding the complaints about the donkeys and the unauthorised change of use of the land at Stowey Road. A copy was circulated to all Councillors.

iii) A consultation by Central Government on the streamlining of the “National Planning Policy Framework” from over 1,000 pages to 52 pages was available to view at www.communities.gov.uk It is a great cause of concern to organisations such as The National Trust and the CPRE as they feel it will make the Green Belt far more vulnerable to development. The National Trust has a petition and the CPRE has a letter available to use for sending to MP's. Their concern is not with the wording in the draft national framework but in the Risk Assessment document that accompanies it. The consultation closes on 17th October 2011.

iv) A representative of Weston Hospicecare had called to give an explanation for the design of the access to the shop next to the Post Office. The Parish Council reviewed the application at the last planning meeting and recommended refusal of the design. It was not possible to install a ramp entrance similar to next door due to the available space being too small.

v) A Copy of the North Somerset Core Strategy and publication of proposed changes had been received with notification that it had been submitted to the Secretary of State for independent examination on Friday 8th July. The date for examination has not been given. The details are available at www.n-somerset.gov.uk/corestrategy or there is a hard copy/CD-R in the Parish Office. Representations on the proposed changes must be received by 14th September 2011.

PLN Future Agenda Items for Consideration.

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The weighbridge building and former Jewsons site update.
Affordable Housing Consultation

Chairman