

Draft Minutes
of the Meeting of the
Planning Committee
Monday 19th January 2015

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.00 p.m.

Meeting Concluded: 9.00 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Wendy Griggs, Martyn Hooper, Robert Jenner, Ian Payne, Mike Petersen, Rhiannon Prys-Owen, Caroline Sheard, Jean Watson, Viv Wathen and Roger Wood.

Also Present: Aleana Baird (assistant).

FOR DECISION

PLN Apologies for Absence.

81/15

Apologies for absence were received from Parish Councillors Maurice Blunsdon and Theresa Williams.

**PLN Declarations of Interest and to consider any written applications for
82/15 dispensations (Agenda Item 2)**

NONE

PLN Public Participation

83/15

Residents from Yatton spoke about their desire for a Neighbourhood Plan for Yatton and the reasons for the request.

Claverham residents also spoke about the reasons why they wished to have a separate Neighbourhood Plan for Claverham.

District Councillors Jill Iles and Tony Moulin spoke on a number of matters including the establishment of the boundary between Yatton and Claverham at Stowey Park, the pre application for 27 houses at the Grange in Yatton and the threat to the Rugby Club training ground. The fact that the Grange was situated on an elevated ridge at the gateway to the village and the similarities in this respect it had to the Barrett application at Congresbury on Brinsea Road for 80 houses. They both considered that any Neighbourhood Plans produced needed to think about the parish spatially.

**PLN To approve and sign minutes of the meetings held on the 15th
84/15 December 2014.**

RESOLVED: that the minutes of the Planning Committee meeting dated 15th December 2014 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

85/15

NONE

**PLN To consider undertaking a Neighbourhood Development Plan for
86 /15 Claverham and to form a working party for this purpose.**

RESOLVED: to undertake a Neighbourhood Development Plan for Claverham with Councillors Jean Watson, Roger Wood and Wendy Griggs forming a working group with local resident volunteers.

Councillors Mike Petersen, Rhiannon Prys-Owen and Jonathan Edwards volunteered to work with the residents in attendance at this meeting who also wanted to undertake a neighbourhood plan for Yatton.

The two groups were to bring back the areas they wished to designate for neighbourhood plans back to the Parish Council for approval before they were submitted by the Committee Clerk to North Somerset Council. The allocation of the budget for neighbourhood plans was to be agreed following the decision by NSC on the two designated areas.

PLN Planning Applications (Agenda Item 6)

87/15

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

i) 14/P/2639/F – Mr Wrigley, 107, Mendip Road, Yatton, BS49 4HN. Erection of a two storey side extension single storey rear extension and front porch with alterations to existing driveway and vehicular access.

RESOLVED: that councillors recommended unanimously supporting application 14/P/2639/F for the following reasons.

Reasons for Recommendation. The proposal was on a site that had space to accommodate the extensions and other properties had been extended in similar ways on the same road making for an enhanced, less bland street scene. At the time the application was viewed by the Parish Council there were no letters of objection from any neighbouring properties that the Council were aware of.

ii) 14/P/2738/TPO – JLS Design Services, 1, Laurel Terrace, Yatton, BS49 4AF. 1 x Holm Oak tree – fell.

The Parish Council referred the decision to the North Somerset Tree Officer, they did comment that should the Officer be minded to approve the application that another Holm Oak be replanted but re-positioned.

iii) 15/P/0041/F - Alliance Homes, 48, Claverham Park, Claverham, BS49 4LR. Erection of a single storey rear extension.

RESOLVED: that councillors recommended unanimously supporting application 15/P/0041/F for the following reasons.

Reasons for Recommendation. The extension would provide essential facilities for the disabled resident.

iv) 15/P/0008/PDA – Mr Lowe, land to the NE of 1, Forge Mews at the rear of 49 Claverham Road, Claverham, BS49 4FH. Erection of an agricultural barn for the storage of hay, straw and agricultural items.

RESOLVED: that councillors recommended supporting application 15/P/0008/PDA for the following reasons.

Reasons for Recommendation. The proposed barn was to be sited a good distance from the nearest residents.

PLN Clerks Report

88/15

Notification of Planning Applications Approved by North Somerset Council.

- i) 14/P/2230/F – Mr S Ford, Land to the rear of Stonehouse, 66, Claverham Road, Yatton. Change of use from agricultural land to equestrian with erection of 2no.stables and hard standing.
- ii) 14/P/2306/F – Mr Chapman, 150, Claverham Road, Yatton, BS49 4LQ. Erection of garage following demolition of existing side outbuilding.
- iii) 14/P/2332/F – The Co-op, Pages Court, High Street, Yatton, BS49 4EG. Installation of new shop front windows, roller shutters, a new security door and edge protection to the flat roof.
- iv) 14/P/2463/HHPA – 154, Mendip Road, Yatton, BS49 4ER. Prior approval is not required.

Notification of Planning Applications Refused by North Somerset Council.

- i) 14/P/2249/F – Kingfisher Healthcare Ltd, Somerset House Residential Home, 157, High Street, Yatton, BS49 4DB. Proposed change of use and refurbishment to include replacement windows of existing cottage to provide 3no. care suites to be accessed from the main care home by a new single storey link building. Erection of a new entrance reception area and conversion of a lounge in the rear wing into bedroom accommodation.

General items of Information.

- i) NSC was consulting on their required updating of the Statement of Community Involvement. This sets out how NSC involve the community and stake holders in the preparation, alteration and review of local planning policy and the consideration of planning applications. Comments must be received by no later than Monday 16th February 2015.
- ii) Councillor Theresa Williams had when tendering her apologies for this meeting asked if the question of the poor condition of the road surface in Bramley Close be raised. The Committee Clerk advised that it had been reported to the Area Officer who had actioned it through the appropriate channels.

PLN Future Agenda Items for Consideration.

89/15

The former Jewson's Site.

Strategic Gap at North End.

Affordable Housing updates.

The facility to collate data from neighbourhood planning consultations.

Neighbourhood Plans