

Draft Minutes
of the Meeting of the
Planning Committee
Monday 24th August 2015

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.00 p.m.

Meeting Concluded: 9.30 p.m.

Present: Councillors Wendy Griggs, Martyn Jackson, Robert Jenner, Ian Payne, Mike Petersen, Rhiannon Prys Owen Caroline Sheard, Richard Westwood, Theresa Williams and Viv Wathen.

***** In the absence of Councillor David Crossman (Chair 2015-16), Councillor Robert Jenner (Vice Chair 2015-16) chaired the meeting.**

Also present: Committee Clerk Aleana Baird, District Councillor Jill Iles, a member of the press and 20 members of the public.

FOR DECISION

PLN Apologies for Absence.

43/15

Apologies for absence were received from Parish Councillors David Crossman, Jonathan Edwards, Martyn Hooper and Roger Wood.

PLN Declarations of Interest and to consider any written applications for 44/15 dispensations (Agenda Item 2).

NONE

PLN Public Participation

45/15

A member of 'Claverham Says No' gave a summary of the objections the group had to the development including it being on prime agricultural land outside the settlement boundary, detrimental impact on ecology and the setting of a listed building. The limited infrastructure, flood risk, lack of employment, the high level of outcommunting, the key services of schools and medical provision were close to capacity; all of which made the proposed development unsustainable.

A resident spoke of the 'Homes West' initiative in an article in the Chew Valley Gazette. It was a partnership of four major councils (Bristol, BANES, NSC & South Glous) and housing associations to promote affordable housing schemes. The resident wished to know how much, how many, and if there was any self-build element or smaller developer opportunities to the affordable homes.

A resident spoke of his serious concerns about the impact of the Claverham development on wildlife especially bats. If the proposed housing were to proceed the rare bats at the location would be lost from there and would never return as they were breed that were very sensitive to light and there were no means of mitigating this.

A Claverham resident spoke of his concerns regarding the new traffic related documents that had been submitted. The new layout was dangerous as the access was out on to a blind bend on Claverham Road. The visibility was poor at both ends of the new scheme on Streamcross and it could not be made wide enough to accommodate a pavement. No reasons were given as to why site residents would use the car less and the distances to amenities were incorrect. It was unsustainable for a village as small as Claverham to accommodate a development of this size.

A Claverham resident advised that the Village Green application was to be sent to a public enquiry though there was no date set for when it was to take place. The approach of the P&R Committee had been encouraging and Councillors were urged to read the full reports.

A Claverham resident spoke of the serious concerns regarding the tractors and HGV's that use Steamcross to visit Laurel Farm Industrial units. The suggested combination of this type of vehicle sharing pavements that will get covered with mud with children, other pedestrians and non-motorised vehicles was ill conceived and hazardous.

District Councillor Jill Iles gave an update regarding 130 Claverham Road where construction work is advancing. The work had been started within the original time frame on the planning approval therefore they did not need to reapply for permission. She was to meet with the Planning Officer for Bloor Phase 1 Reserved Matters and would report back to the Committee. The Hallam application and the 5 arm roundabout were on the draft agenda for October P&R but hopefully the housing numbers would be confirmed by September.

PLN 46/15 To approve and sign minutes of the meetings held on the 3rd August 2015 (Agenda item 4).

RESOLVED: that the minutes of the Planning Committee meeting dated 3rd August 2015 were confirmed as a correct record and signed.

PLN 47/15 Notification of Appeals (Agenda Item 5.)
NONE

PLN 48/15 Planning Applications (Agenda Item 6)

i) 15/P/0185/O – Gladman Developments Ltd, Land north of Chestnut Drive, Claverham. Amended Plans for Outline application for the erection of up to 70 dwellings (30% affordable), public open space, water attenuation scheme with details of main access from Streamcross to be decided, however all other Matters Reserved for subsequent approval.

RESOLVED: that councillors recommend NOT supporting application 15/P/0185/O for the following reasons.

Reasons for Recommendation The Parish Council remain resolute in their objections to this development for all the reasons previously stated. The reduction in the number of dwellings is of no consequence to the fundamental fact that the development is too large for the location and is unsustainable for an infill village.

The amended transport plans submitted are now providing for traffic access through Streamcross on to Claverham Road, this is no more acceptable than the previous access on to Chestnut Drive. The junction of Streamcross and Claverham Road will mean traffic emerging on to a blind bend with very poor visibility especially to the right.

The proposed 'Give Way' section with the 'over runnable' footway for pedestrians along a narrow section of Streamcross is completely impractical and is simply an attempt by the developer to try and accommodate the mix of lorries and pedestrians along a country lane that is just not wide enough to accommodate a normal pedestrian footway.

The concept of pedestrians, horse riders, pushchairs and mobility buggies sharing an area of pavement with HGV's and farm vehicles is a hazardous combination especially for the non-motorised users and given that visibility along this section is restricted at either end. The negative impact on any pavement being used by heavy lorries and farm vehicles in terms of surface wear, mud and farm effluent is self-evident.

The Parish Council wished to highlight a number of other sustainability issues regarding the transport and travel in the village. The distances the developer uses to justify the sites connection to local amenities are incorrect and understated. The local employment at Claverham Ltd that would allegedly provide residents with the opportunity to walk to work will not exist as the site is closing, therefore the site would further exacerbate the level of out-commuting from the village.

The bus services whilst currently provide a service in to Yatton are always very much subject to change and withdrawal so there is no guarantee they will exist in the future. The Parish Council has undertaken Traffic Surveys with North Somerset Council and this has provided evidence of traffic volume and speed. It has demonstrated that since 2006 there has been a 30% increase in the volume of traffic in the village and this is prior to any development taking place.

There are serious concerns regarding the impact during the construction of the site if it were approved. The effect on the community for a sustained period of time especially those in close proximity would be very invasive and detrimental to living conditions and local infrastructure. It is difficult to see how or what measures could be undertaken to mitigate this.

The Parish Council also wish to support the submission by resident Gary Barker regarding the irreversible and disastrous impact on bat populations of development at this location.

ii) 15/P/1739/F – Mr & Mrs Gilbert, 149, Claverham Road, Claverham, BS49 4LH.
Erection of a single storey rear extension.

RESOLVED: that councillors recommend supporting application 15/P/1739/F for the following reasons.

Reasons for Recommendation The proposed extension was to the rear of the property and therefore had no negative impact on the street scene or neighbouring properties. There was ample space on the plot to accommodate the extension which was to be constructed in a design and using materials that were in keeping with the existing dwelling.

iii) 15/P/1809/F – Mr P Kember, 265, Stowey Road, Yatton, BS49 4QX. Removal of existing boundary hedge and replace with 1.8m fence.

RESOLVED: that councillors recommend supporting application 15/P/1809/F for the following reasons.

Reasons for Recommendation The proposed fence did not impact negatively on the visibility of pedestrians and users of the highway.

iv) 15/P/1859/ADV – Lloyds Pharmacy, 8, Pages Court, Yatton, BS49 4EG. Display of 1no. internally illuminated fascia sign.

RESOLVED: that councillors recommend supporting application 15/P/1859/ADV for the following reasons.

Reasons for Recommendation The sign would assist in promoting a local business.

v) 15/P/1863/F – A Fodo, 18, Lodge Close, Yatton, BS49 4DX. Proposed two storey side extension.

RESOLVED: that councillors recommend NOT supporting application 15/P/1863/F for the following reasons.

Reasons for Recommendation The Parish Council considered the building of this side extension right up to the boundary of the adjacent properties as a having a detrimental impact on them. There were concerns raised about the impact on the foundations of the existing neighbour's garage and how the extension could be built without adversely affecting them.

PLN Clerks Report (Agenda item 9)

49/15

Notification of Planning Applications Approved by North Somerset Council.

i) 15/P/1484/F – Mr & Mrs Fitzgibbon, Providence Barn, 52, High Street, Claverham, BS49 4NE. Erect ion of a single storey lean-to extension to north elevation, a two storey and a single storey extension to the south.

ii) 15/P/1382/LB – Mr Toogood, Claverham House, Streamcross, Claverham, BS49 4QD. Demolition of existing lobby and ground floor WC; erection of a single storey side/rear extension and internal alterations to dwelling. Proposed increase of the internal floor level of the kitchen and the external floor level of the patio with the installation of a ramp.

General items of Information.

i) The Parish Council planning application 15/P/1874/F Land adjacent to the allotments off Mendip Road – Change of use from agricultural land to a cemetery and allotments and creation of car parking area and internal access road was on this week's planning register.

ii) A meeting to draft the 106 form for the Bloor Phase 2 was to take place 7th September at Hangstones at 7pm. Councillors Robert Jenner, Jonathan Edwards, Carolyn Sheard, Martin Jackson and Rhiannon Prys-Owen were to draft the form.

iii) The Clerk highlighted the response from NSC Michael Reep regarding the Sustainability Matrices letter and enquired if all members had seen it. The response did seem to indicate NSC wished to engage on sustainability. The Clerk was requested to send the letter to all parish clerks to raise awareness and gauge feelings amongst other parish councils on the matrices.

iv) The Clerk was asked to revisit the Affordable Housing Needs Assessment with NSC. How much would it cost? How quickly can it be done? Is there any budget to cover the cost?

v) Members had been circulated information on the CPRE Guide to Quiet Lanes with a view to discussing the subject at a future meeting which all considered was appropriate.

vi) The minutes for the Airport Consultative Committee meeting 29th July had been received and were available in the office.

PLN Future Agenda Items for Consideration.

50/15

Neighbourhood Planning updates.

CPRE Quiet Lanes Initiative.

Affordable Housing Needs Assessment