

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 25<sup>th</sup> April 2016**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.40 p.m.

**Present:** Councillors Jonathan Edwards, Wendy Griggs, Robert Jenner (Vice Chair), Ian Payne, Mike Petersen, Rhiannon Prys Owen, Caroline Sheard, Viv Wathen and Richard Westwood.

**Also present:** Parish Clerk Aleana Baird, District Councillor Jill Iles and 12 members of the public and 1 member of the press.

\*\* In the absence of Chair of the Planning Committee David Crossman the meeting was chaired by Vice Chair Robert Jenner.

**FOR DECISION**

**PLN Apologies for Absence.**

**121/16**

Apologies were received from Councillors David Crossman, Paul Bane, Martyn Hooper.

**PLN Declarations of Interest and to consider any written applications for 122/16 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**123/16**

A resident asked the Committee and Clerk if there had been any contact from the Rugby Club regarding the development of land off Moor Road now that the application had been submitted. There had been none to date but the Clerk would inform the Rugby Club when the date for looking at the planning application was set. He also expressed concern that there were incomplete references and information within the submitted documents on the application.

The applicant of 16/P/0733/F spoke in support of his application.

District Cllr Jill Iles spoke regarding the Rugby Club and that they had been exploring a site close to the Bridge Inn. She also advised that the P&R Committee had said they were adopting a cumulative and strategic approach to any further development in the future at North End. A steering group was being set up to look at North End and she was pursuing a representation to be included from the Parish Council.

She was questioned regarding whether the appointment of Planning Inspector Jonathan Bore was part of the process in assessing the new Core Strategy. She confirmed that it was.

Residents also spoke regarding the inconsistencies and inaccuracies within the Site Allocations Plan in terms of the details for Yatton.

**PLN To approve and sign the minutes of the meeting held on 4<sup>th</sup> April**

**124/16 2016.**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 4<sup>th</sup> April 2016 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5).**

**125/16**

**NONE.**

**PLN To consider the results and the Parish Councils response to the Parish Poll.**

**126/16**

**RESOLVED:** to write to North Somerset Council and request that they carry out an immediate Environmental Impact Assessment on all the proposed and approved developments at North End. A copy was to be sent to the press.

**PLN To approve a letter to MP Liam Fox requesting he ask the Secretary of State to 127/16 call in the Hallam and Bloor 2 planning applications.**

Cllr Richard Westwood read the letter to the meeting and further to discussion the following was agreed.

**RESOLVED:** that the letter be submitted subject to the additions added at the meeting as a matter of urgency to Liam Fox MP. Members thanked Cllr Richard Westwood for all his work on the letter.

**PLN To consider the Parish Council's draft comments on the Site Allocation Plan 128 consultation.**

The working group had circulated draft comments on the plan prior to the meeting for Councillors consideration. The comments were outlined to the meeting by Councillor Rhiannon Prys-Owen and discussed. Councillor thanked Councillor Rhiannon Prys-Owen, Jonathan Edwards, Mike Petersen and Caroline Sheard for their work in drafting the comments.

**RESOLVED:** that the Site Allocation Plan comments be submitted to North Somerset Council.

**PLN Planning Applications (Agenda Item 9)**

**129/16**

\*\*\* Members agreed to change the order of the planning applications to look at 16/P/0733/F (agenda item 9 ii) to allow the applicant to leave the meeting earlier.

**ii) 16/P/0733/F – Mr Josling, Jasmine Farm House, Jasmine Lane, Claverham, BS49 4PY.** First floor side & rear extension, ground floor rear infill extension and new porch.

**RESOLVED:** that councillors recommend supporting application 16/P/0733/F for the following reasons.

**Reasons for Recommendation.** The proposed extension was an enhancement of the street scene and there was not extension to the footprint of the building. The proposed

materials were in keeping with the existing building and there was ample space on the plot to accommodate the proposal without an overbearing impact.

**i) 16/P/0702/F – Mr Luke, 71, Claverham Road, Claverham, BS49 4LD.** New roof with increases roof height to create first floor living space.

**RESOLVED:** that councillors recommend supporting application 16/P/0702/F for the following reasons.

**Reasons for Recommendation.** The proposed alteration had no negative effect on what was an eclectic street scene and no impact in terms of overlooking and loss of privacy of neighbouring residents. There had been a number of very similar extensions already carried out on other houses in the road. There had been no objections to the application at the time the Planning Committee looked at the application.

**iii) 16/P/0776/F – Mr N Taplin, Doubletree by Hilton Bristol South, Cadbury House, Frost Hill, Yatton, BS49 5AD.** Proposed re-alignment and formation of new parking areas across the site.

**RESOLVED:** that councillors recommend supporting application 16/P/0776/F for the following reasons.

**Reasons for Recommendation.** The Parish Council considered the new parking proposals would be a benefit to the hotel customers and staff; it was important the new areas were well landscaped to ensure no visual impact on the surrounding area.

**iv) 16/P/0771/F – Mr Cole, 13, Shiners Elm, Yatton, BS49 4BY.** Erection of a two storey side extension and a single storey front extension to form porch and WC following demolition of detached single garage and existing porch/WC.

**RESOLVED:** that councillors recommend supporting application 16/P/0557/F for the following reasons.

**Reasons for Recommendation.** The extension was very large but Councillors considered there was still sufficient amenity on the site to preclude it from being an overdevelopment of the plot. The design did not have any detrimental impact on the street scene or neighbouring residents.

**v) 16/P/0835/F – Mr Hunter, Meadow Bank, North End Road, Yatton, BS49 4AS.** Erection of a two storey rear extension, front porch and external alterations.

**RESOLVED:** that councillors recommend supporting application 16/P/0557/F for the following reasons.

**Reasons for Recommendation.** The proposed extension had no impact on the street scene or on adjacent properties. It was on a large plot and was using materials that were in keeping with the existing building.

**vi) 16/P/0823/TPO – Justrees Associates, Cadbury House Hotel, Frost Hill, Congresbury, BS49 5AD.** Various tree works as per application specification to T1, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19.

**RESOLVED:** that councillors recommend supporting application 16/P/0557/F for the following reasons.

**Reasons for Recommendation.** The Parish Council referred the decision for the TPO works to the expertise of North Somerset Council Tree Officer.

**vii) 16/P/0783/HHPA – Mr Gendle, 4, Grange Farm Road, Yatton, BS49 4RB.** Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.35 metres; 2) have a maximum height of 3.52 metres and 3) have eaves that are 3.52 metres high.

This application was for information and members were satisfied that North Somerset Planning Officers would ensure that the extension was within the HHPA criteria; there were no objections from the neighbouring properties at the time the Committee looked at the application.

**PLN To consider a new disabled bay at 214 Stowey Road.  
130/16**

Members were satisfied 'in principle' with the new disabled bay but expressed lack of clarity in the information.

**PLN Clerks Report (Agenda item 10)  
131/16**

**General items of Information**

- i) The agenda and supporting documents for the next meeting of Bristol Airport Consultative Committee 27<sup>th</sup> April 2016 had been received and were available to view in the Parish Office.
- ii) The TPO application submitted by the Clerk for tree work at Hangstones had been received on the parish register under 16/P/0853/TPO.

**Notification of Planning Applications Approved by North Somerset Council.**

- i) 16/P/2616/O – Enterprise Inns, Land to the rear of the Prince of Orange, 17, High Street, Yatton, BS49 4JD. Erection of 4no dwellings with associated parking.
- ii) 16/P/0473/F – Alliance Homes, 48, Claverham Park, Claverham, BS49 4LR. Single storey front extension to provide wet room for a disabled person.
- iii) 16/P/0401/F – Mr & Mrs Noble, 27, Claverham Close, Yatton, BS49 4LB. Erection of a raised decking with rail surround to the rear elevation (retrospective).
- iv) 16/P/0583/HHPA – 15, Barnards Close, Yatton, BS49 4HZ. Application for prior approval for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear of the original house by 5.6 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.6 metres high.
- v) 16/P/0195/NMA – Bloor Homes, Land off Arnolds Way, Arnolds Way, Yatton, BS49 4RG. Non-material amendment to planning permission 15/P/1498/RM to reduce garage sizes on plots 39-44, 132, 133, 137, and 138 so the gardens could be made larger. Omission of electric sub-station adjacent to plot 116 as no longer required.

**Notification of planning applications withdrawn by the applicant; no decision will be made by North Somerset Council.**

- i) 16/P/0505/F – Dr Caspar, 18, The Ridge, Yatton, BS49 4DQ. Erect Conservatory to the side elevation.

**PLN Future Agenda Items for Consideration.  
132/16**

To refocus and update Planning Strategy to take account of pursuing 106 funds.  
Neighbourhood Planning updates.  
CPRE Quiet Lanes Initiative.  
Affordable Housing Needs Assessment