

Draft Minutes
of the Meeting of the
Planning Committee
Friday 3rd July 2015

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 2.30 p.m.

Meeting Concluded: 4.10 p.m.

Present: Councillors Jonathan Edwards, Martyn Hooper, Robert Jenner, Rhiannon Prys-Owen, Graham Riggs, Caroline Sheard, Richard Westwood, Viv Wathen and Roger Wood.

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

Also present: District Councillor Jill Iles, Committee Clerk Aleana Baird, one member of the press and 3 members of the public.

FOR DECISION

PLN Apologies for Absence.

23/15

Apologies for absence were received from Parish Councillors David Crossman, Wendy Griggs, Ian Payne and Mike Petersen.

**PLN Declarations of Interest and to consider any written applications for
24/15 dispensations (Agenda Item 2)**

NONE

PLN Public Participation

25/15

District Councillor Jill Iles had no news on the Secretary of State's decision on housing numbers though she thought it was imminent. There were no applications for Yatton or Claverham on the July agenda for the Planning & Regulatory Committee. She had also heard that a pre-application report for 200 houses at Kenn Business Park had been requested.

A discussion on the Sustainability Indexing of Parishes being carried out by North Somerset Council ensued and the Committee Clerk was to forward all necessary documents and ask for an extension of the deadline for comments. It was to be put on the agenda for Full Council 13th July.

**PLN To approve and sign minutes of the meetings held on the 15th
26/15 June 2015.**

RESOLVED: that the minutes of the Planning Committee meeting dated 15th June 2015 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5)

27/15

NONE

***** Members agreed to move agenda item 7 to be heard next to allow members of the public to leave should they wish to.**

PLN To consider an open evening on development in the parish, time, venue and 28 format. (Agenda item 7)

The Open Evening was to be held 20th July at Hangstones Pavilion at 7 pm. The format was discussed and which key people to invite, the Committee Clerk would organise as far as possible prior to going away any finalising would be done by the Parish Clerk. Councillors Robert Jenner and Richard Westwood would liaise with resident Steve Bridger on agenda and presentation.

**PLN Planning Applications (Agenda Item 6)
29/15**

i) 15/P/1299/O – Redrow Homes, Oxford Plasma Technology, North End Road, Yatton, BS49 4AP. Outline planning application for the construction of up to 55 dwellings with associated parking, highways and drainage infrastructure and provision of vehicular access to North End Road and Wemberham Lane following demolition of existing buildings; all matters reserved for subsequent approval.

**** A proposal to not support the application was made but defeated by 6 votes to 3.**

**** A proposal to support the application was made and was agreed by 6 votes to 3.**

RESOLVED: that councillors recommended supporting application 15/P/1299/O for the following reasons.

Reasons for Recommendation The Parish Council wish to re-iterate the comments they made on the previous application 14/P/2468/RM as other than the increase in a small number of dwellings the scheme looked the same. It is a medium size brown field site within the settlement boundary and with the exchange from employees travelling to the site to residents of dwellings vehicle movements there was little impact on traffic volume as a result of the development. It was therefore a more sustainable proposal. As this current outline application has not incorporated the suggestions made in the previous reserved matters application there is a need to state them again in the hope they will be incorporated into a new reserved matters application when it comes forward.

- Councillors would prefer to see all the houses fronting North End Road moved back 5m from the highway. This would reduce the overbearing impact on the street scene and also put a little distance for the residents who will be living extremely close to very busy road with the noise and pollution impact of high traffic volumes.
- They did raise concerns that the development may be used as a rat run especially at peak congestion times and if the M5 is closed. Councillors suggested an amended kerbing at the entrance of the road to the development that links Wemberham Lane to North End Road. They would also like to suggest that the highway strip and blockwork be included along this road as it is on other parts of the road within the development.
- The street lighting of the development was questioned and there should be provision made for it.
- Councillors wished to re-iterate the importance of the provision of a crossing on North End Road which was included within the 106 agreement from past planning approval.

- There are concerns regarding the future appearance and ease of maintenance for householders of the cedar waney edge weatherboarding.

ii) 15/P/1306/F – Mr J Cooke, 109, Stowey Road, Yatton, BS49 4EB. Erection of a single storey rear extension.

RESOLVED: that councillors recommended supporting application 15/P/1306/F for the following reasons.

Reasons for Recommendation The proposed extension was to the rear of the property and single storey therefore had no negative impact on neighbouring property or the street scene and very similar extension had been carried out on the property next door.

iii) 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 level of the patio with the installation of a ramp.

RESOLVED: that councillors recommended supporting application 15/P/1382/LB for the following reasons.

Reasons for Recommendation The proposals were to provide essential disabled access for the residents and were to be carried out in a manner that was sympathetic as possible with the listed building.

iv) 15/P/1415/F – Mr & Mrs K James, Henley House, Henley Lane, Yatton, BS49 4JP. Erection of a two storey rear extension.

RESOLVED: that councillors recommended supporting application 15/P/1415/F for the following reasons.

Reasons for Recommendation The extension was not visible from the road and had no negative effect on other property as they was sited some distance away. It was located on a plot that was large enough to accommodate the proposal without causing an overdevelopment of the site.

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

RESOLVED: that councillors recommended supporting application 15/P/1484/F for the following reasons.

Reasons for Recommendation The proposed extensions were an attractive design that blended with the existing building and were on elevations of the building that would not cause any negative impact to neighbouring properties.

PLN Clerks Report (Agenda item 8)
30/15

Notification of Planning Applications Approved by North Somerset Council.

- i) 15/P/0124/F – Mr & Mrs Grant, 93 Claverham Road, Claverham, BS49 4LE. Erection of a two storey garage with dormer windows following demolition of existing garage.
- ii) 15/P/1141/F – Mr P Knight, 42, Horsecastle Farm Road, Yatton, BS49 4BQ. Enlargement of front porch.
- iii) 15/P/1076/F – Mr I Squire, Claverham Farm, Streamcross, Claverham, BS49 4QB. Erection of a single storey side extension including new doors and windows and retrospective installation of solar panels on detached garage.
- iv) 15/P/1012/MMA – Mr Toogood, Claverham House, Streamcross, Claverham, BS49 4QD. Minor Material amendment to planning permission 13/P/13/P/2410/F (Erection of a single storey side/rear extension and internal alterations to dwelling) to increase the internal floor level of the kitchen and the external floor level of the patio with the installation of a ramp.
- v) 15/P/0162/F – Mr Kingscott, Glen Garrif, Jasmine Lane, Claverham, BS49 4PY. Change of use to a mixed use of cattery and residential including the erection of a cattery.

Notification of Planning Applications Refused by North Somerset Council.

- i) 15/P/1044/F – Mr Harris, 20a, High Street, Yatton, BS49 4JA. Replacement of windows to the north east, south west and south east elevation of the dwelling.

General items of Information.

- i) The Committee Clerk had been asked to make the Committee aware of an email from the Secretary of CRAG (Congresbury Residents Action Group), the email was read to members.
- ii) A letter from Bathurst Estates asking if the Parish Council had any land they would like to put forward for residential development had been received.

PLN Future Agenda Items for Consideration.

31/15

Affordable Housing updates.

The facility to collate data from neighbourhood planning consultations.

Neighbourhood Planning updates

Local referendum

CPRE Safe Lanes initiative.