

Draft Minutes
of the Meeting of the
Planning Committee
Monday 4th June 2018

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.10 p.m.

Present: Councillors Jonathan Edwards, Robert Jenner, Graham Humphreys, Chris Jackson, Peter Lomas, Ian Payne, Tony Price, Caroline Sheard, Andy Warren and Roger Wood.

Also present: Parish Clerk, Councillor James Macqueen and District Councillor Jill Iles

FOR DECISION

PLN Apologies for Absence.

14/18

Apologies had been received from Councillors David Crossman, Wendy Griggs, Martyn Hooper and Bryan Thomas.

**PLN Declarations of Interest and to consider any written applications for
15/18 dispensations (Agenda Item 2).**

NONE

PLN Public Participation

16/18

NONE

**PLN To approve and sign the minutes of the meeting held on 21st May
17/18 2018. (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 21st May 2018 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

18/18

NONE

PLN District Councillors Report

19/18

District Councillor Jill Iles reported that the next Planning & Regulatory Committee meeting had been cancelled. In replacement of this the Committee was looking at the issues and options for the new North Somerset Local Plan 2026-36 and its cohesion with the Joint Spatial Plan. She understood that a workshop maybe held for Parish and Town Council's on the subject. The Clerk was to find out more information about the possible workshop.

**PLN Planning Applications (Agenda Item 9)
20/18**

i) 17/P/2377/F – Amended Plans for the former Titan Ladders site 195 - 201 Mendip Road Yatton. Demolition of existing building and erection of 39no dwellings with associated vehicular access improvements, parking, hard/soft landscape works and drainage.

RESOLVED: that councillors recommend NOT supporting application 17/P/2377/F Amended Plans for the following reasons.

Reasons for Recommendation. The Parish Council were disappointed to find that the amended plans had not addressed the issues they raised in their comments on the original proposals. At that time the consultation responses from some residents and other statutory consultees had not been available, however they have now been taken in to full consideration when Councillors have revisited these amended plans.

The road layout and lack of pavements and parking, as highlighted in the report from North Somerset Council Highways and Transport Development Management were fully appreciated by Councillors and the Council cannot support a development if the roads are not of standard adoptable by North Somerset Council.

The density of housing was still too high, it would create a cramped over development of the space not only for the prospective residents of the site but also result in a negative impact on certain existing neighbouring properties in terms of loss of privacy in the intrusive design and placement of the dwellings. The amended density was still higher than any of the surrounding roads which was unacceptable.

The design of the housing had not been improved and was not an enhancement to the village or its rural feel. This was being sacrificed to provide a cramped poorly designed development.

The site which has been designated for housing within the emerging Yatton Neighbourhood Plan and the Council was in support of this plan, however that is not a reason to accept these proposals.

ii) 18/P/3195/FUH & 18/P/3196/LBC – The Grey House, 38, High Street, Yatton, BS49 4JA – Installation of glazed roof light to front and rear roof slopes of kitchen.

RESOLVED: that councillors recommend supporting applications 18/P/3195/FUH & 18/P/3196/LBC for the following reasons.

Reasons for Recommendation. The proposed glazed roof lights had no negative effect on the street scene or on neighbouring properties. It was to be constructed of materials and was of a design that would blend with the listed status of the building.

iii) 18/P/3246/FUH – 1, Westaway, 2, High Street, Yatton, BS49 4JA. Single storey extension to kitchen, including Velux window and internal alterations.

RESOLVED: that councillors recommend supporting application 18/P/3246/FUH for the following reasons.

Reasons for Recommendation. The proposed extension was on an ample sized plot that can easily accommodate this additional building. There was no negative impact on the street scene or neighbouring properties in terms of loss of privacy or to the general street scene. The design and choice of materials blended well with the existing building.

PLN To receive a report on the meeting about the station held with Great Western 21/18 Railway 30th May 2018.

Councillors Jonathan Edwards, David Crossman, Chris Jackson, Robert Jenner and the Clerk met a representative from First Western Railway on 30th May 2018. It was ascertained that Network Rail were still working with Newland Homes on the development of the former Jewson's site and there was progress in the planning process. He assured Councillors that the upgrading of the car park would be a condition of planning and that there would not be any reduction in the number of parking spaces. The possible use of additional land for parking was discussed with the most promising area being along the side of the track off the unmade part of the car park. It was not envisaged that there would be progress until a planning application came forward.

PLN To discuss the response to Barrowden Parish Council request to support a 22/18 case they are making to government for ending the complete division of responsibility between planning bodies and building control. They consider it should be a requirement that building control bodies ensure that development proceeds in general accordance with the approved plans and conditions.

RESOLVED: that the Parish Council send a letter to Barrowden Parish Council supporting their proposal.

PLN Neighbourhood Plan Reports.

23/18

The Yatton Neighbourhood Plan was still with independent examiner Inspector Jeremy Edge from NPIERS. The North Somerset Council Officer assigned to assist with the plan had not received any contact from him although she had tried on several occasions. The Parish Council agreed that one more attempt should be made and if there was still no response to go back to NPIERS and seek another inspector.

PLN North End Development Working Group Report.

24/18

A meeting was held and Chaired By District Councillor Jill Iles on Thursday 24th May 2018. The main topic was the Strawberry Line and its progression to Clevedon. The discussion was on the route options though the most likely was along the original branch line. There were over forty landowners along the route, so it was a process that would take time. Highways England had indicated they would pay for the upkeep work required to overcome the bridges on the route. There was a lot of goodwill from parties to make the project happen.

PLN Clerks Report

25/18

General items of Information.

- i) The Clerk had obtained a copy of the Bristol Airport Masterplan that had been available at their consultation held in Hangstones if members wished to look at it.
- ii) The Parish register circulated 4th June had two applications, a listed building consent to replace lights at the station with more energy efficient types and an agricultural barn prior

approval agriculture/forestry application. Members did not wish them to be added to the next agenda.

iii) A request for support for Pannal and Burn Parish Council vis ALCA had been received, they were submitting a proposal to government asking that it be made mandatory for all planning Authorities to adopt CIL. The Parish Council did not wish to respond.

iv) The Clerk had been approached about publishing the Rectory Farm Public Consultation via our website/Facebook/noticeboards. Members agreed that this was not appropriate for the Parish Council to do for them. The Clerk would advise them as such.

v) A letter had been received and circulated to the Committee 4th May regarding initial responses to areas of change outlined for the new Local Plan 2036. It contained little detail and further to discussion it was felt a response would be better drafted during the detailed public consultation. The Clerk was to find out if there were any specific workshops planned for Parish Councils to look at this subject.

PLN Future Agenda Items for Consideration.

26/18

Possible future use of the 'The Batch' site off Mendip Road.

Quiet Lanes Initiative.