

Minutes
of the Meeting of the
Planning Committee
Monday 18th February 2019
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.35 p.m.

Present: Councillors Jonathan Edwards, Wendy Griggs, Robert Jenner, Chris Jackson, Peter Lomas, Ian Payne and Caroline Sheard.

Also present: Parish Clerk, District Councillor Jill Iles and 7 members of the public.

FOR DECISION

PLN Apologies for Absence.

122/19

Apologies had been received from Councillors David Crossman, Martyn Hooper, Graham Humpherys, Bryan Thomas and Roger Wood.

**PLN Declarations of Interest and to consider any written applications for
123/19 dispensations (Agenda Item 2).**

Councillor Robert Jenner declared a disclosable pecuniary interest in planning application 18/P/4982/OUT as his property was close to the application site. He wished to leave the room when the application was reviewed by the Committee. Vice Chair Chris Jackson agreed to take the Chair for the item.

PLN Public Participation

124/19

Three members of the public spoke against application 18/P/4982/OUT for the following reasons: loss of privacy, loss of light, negative effect on the character and appearance of the area, the site and access was not large enough to accommodate the new build and allied vehicles requiring parking and access, negative impact on the flight path of bats, negative impact on the old apple tree in one of the adjacent properties to the development site and the poor access on to Binhay Road close to the junction with Chescombe Road and sited on a bend.

The applicant of 18/P/4982/OUT spoke in support of the application. He assured the meeting that the plans would be for a bungalow and therefore had no privacy or overlooking issues. He had not witnessed any accidents at the location in the thirty years he had lived on Binhay Road and believed that parked cars assisted in slowing down traffic and that any increase in number of vehicles using the drive would be very low in number and impact. A similar project had been carried out in a road a short distance away and it had resulted in a very attractive additional dwelling for the village.

**PLN To approve and sign the minutes of the meeting held on 21st January 2019.
125/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 21st January 2019 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

125/19

NONE.

PLN District Councillors Report

126/19

District Councillor Jill Iles reported that indications were that the Moor Road application may be brought to the Planning & Regulatory Committee in March, she did not know what the Planning Officers recommendation was.

PLN Planning Applications (Agenda Item 7)

127/19

****** Councillor Robert Jenner Committee Chair left the meeting and Vice Chair Councillor Chris Jackson took the Chair for the next item.**

i) 18/P/4982/OUT - 1 Boundary Cottage, Binhay Road, Yatton, BS49 4HA - Outline proposal for a dwelling with the garage located at the bottom of the existing garden with all matters reserved.

RESOLVED: that councillors recommend NOT supporting application 18/P/4982/OUT for the following reasons.

Reason for Recommendation. The outline proposal for a new dwelling presents issues of high density as members considered there was not enough space to accommodate a dwelling and garage on the site without it becoming cramped.

The development of a garden at that location is out of character with the local area in Yatton. The access to the site was also problematic as it exits at a bend on Binhay Road which also has regular on street parking making visibility difficult when emerging from the site.

***** Councillor Robert Jenner returned to the meeting and took the Chair.**

ii) 19/P/0109/FUH - The Barn, Streamcross, Claverham, Bristol, BS49 4QD - Proposal for garage conversion and two storey side and rear extension.

RESOLVED: that councillors recommend supporting application 19/P/0109/FUH for the following reasons:

Reason for Recommendation. The proposed extensions were considered appropriate in light of the large plot the building is on. However, the Committee did consider that the impact on the neighbouring property in terms of any loss of privacy could be mitigated by the use of obscure glass in the windows of the extension over the garage. The recommendation to support the application is only made on the basis that this is included as a condition of planning approval.

PLN To approve the Yatton Neighbourhood Plan for referendum.

128/19

RESOLVED: that the Yatton Neighbourhood Plan was approved to go to referendum. The Committee thanked Councillor Chris Jackson for all his work on the plan.

PLN To comment on Congresbury Neighbourhood Plan consultation.

129/19

The Committee had received the draft comments prior to the meeting for amending if required.

RESOLVED: to submit the comments as drafted. The Committee thanked Councillor Chris Jackson for his work on the draft.

PLN Neighbourhood Plan Reports.

130/19

North Somerset Council Executive had approved the Yatton Neighbourhood Plan to go to referendum.

PLN North End Development Working Group Report.

131/19

Next meeting is to be arranged.

PLN Garden Village Workshop Reports

132/19

No report.

PLN Clerks Report

133/19

- i) There had been no applications refused since the last meeting.
- ii) The Clerk highlighted that an application (19/P/0104/HED) to remove 180m of hedge by the North End Roundabout to allow upgrading of the gas pipeline ahead of the development for 170 dwellings (15/P/0946/O) had been approved.

PLN Future Agenda Items for Consideration.

134/19

Garden Village Workshop Reports.

Chairman

____/____/2019