

Draft Minutes
of the Meeting of the
Planning Committee
Monday 18th March 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, Graham Humpherys, Robert Jenner, Chris Jackson, Peter Lomas, Ian Payne and Caroline Sheard, Bryan Thomas and Roger Wood.

Also present: Parish Clerk, Admin Assistant Lucy Kehoe, Parish Councillor James Macqueen and 5 members of the public.

FOR DECISION

PLN Apologies for Absence.

135/19

Apologies had been received from Councillors David Crossman and Martyn Hooper.

**PLN Declarations of Interest and to consider any written applications for
136/19 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

137/19

NONE.

**PLN To approve and sign the minutes of the meeting held on 18th February 2019.
138/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 18th February 2019 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

139/19

NONE.

PLN District Councillors Report

140/19

NONE.

PLN Planning Applications (Agenda Item 7)

141/19

i) 19/P/0136/FUH – 45, Rectory Way, Yatton, Bristol, BS49 4HQ - Small extension to small bedroom above kitchen.

RESOLVED: that councillors recommend supporting application 19/P/0136/FUH for the following reasons:

Reason for Recommendation. The proposed extension was a discreet improvement to the property and situated to the rear and side it had no detrimental impact on the street scene or the privacy and living conditions of neighbouring residents.

ii) 19/P/0340/FUH – 2, Dyson Close, Yatton, Bristol, BS49 4DP - First floor rear/side extension and internal alterations.

RESOLVED: that councillors recommend supporting application 19/P/0340/FUH for the following reasons:

Reason for Recommendation. The proposed extension was an improvement to the property and the design blended well with the existing building. There was no negative impact on the street scene as most of the new build was sited to the rear and other properties in the vicinity had carried out similar types of extensions.

iii) 19/P/0256/FUL Claverham Free Church, 181 Claverham Road, Claverham - Demolition of existing meeting room and lean-to, to create single storey side extension.

RESOLVED: that councillors recommend supporting application 19/P/0256/FUH for the following reasons:

Reason for Recommendation. The proposed side extension was a significant improvement to this community building providing much more useable space and was mostly replacing an existing wooden structure. There was no negative impact on the street scene or on the living conditions of neighbouring residents.

iv) 19/P/0440/FUH 20, Hollowmead Close, Claverham, Bristol, BS49 4LG - Erection of replacement garages and single storey rear extension serving 19 and 20 Hollowmead Close.

RESOLVED: that councillors recommend supporting application 19/P/0440/FUH for the following reasons:

Reason for Recommendation. The proposal for the replacement of the garages and single storey rear extension had no impact on the street scene or the surrounding area and would assist in reducing on street parking in the Close.

v) 19/P/0560/FUH 16, Binhay Road, Yatton, Bristol, BS49 4HD - Rear kitchen extension inclusive of link infill between existing garage and main dwelling.

RESOLVED: that councillors recommend supporting application 19/P/0560/FUH for the following reasons:

Reason for Recommendation. The Planning Committee supported the application but it was noted that the work had almost been completed before this application was presented for consultation to the Parish Council. Members questioned if it should have been a retrospective application.

PLN To consider comments on the West of England Draft Joint Transport Plan to 142/19 2036

The Committee discussed the draft comments and made small additions regarding the connectivity and integration of public transport systems and highlighting the lack of any mention of the traffic problems facing Yatton and the Smallway junction.

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

PLN To consider commenting on a consultation for Local Planning Application 143/19 Requirements.

Members noted the increased planning requirements regarding flooding and bats. It was the view of the Committee under item 10 of the draft new planning requirements that more emphasis should be given to the provision of realistic street scene drawings of how a development will look after it has been built and the provision of photographs of the existing street scene would also be helpful.

RESOLVED: to submit the comments as discussed above.

PLN Neighbourhood Plan Reports.

144/19

Yatton Neighbourhood Plan referendum 11th April 2019.

PLN North End Development Working Group Report.

145/19

Next meeting is to be arranged.

PLN Clerks Report

146/19

i) The following application had been supported by the Planning Committee but refused by North Somerset Council.

18/P/5177/CQA – Hollowmead Farm, Hollowmead, Claverham. Prior approval for change of use from agricultural building to 1 no. dwelling house with operational development consisting of insertion of new windows and doors; timber cladding and rendered panels; replacement of metal sheet roof with composite insulated panels.

PLN Future Agenda Items for Consideration.

147/19

Garden Village Workshop Reports.

Chairman

____/____/2019