

Draft Minutes
of the Meeting of the
Planning Committee
Monday 17th June 2019

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.40 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Jill Iles, Robert Jenner, Chris Jackson, James Macqueen, Ian Payne, Steve Phippen, Caroline Sheard and Roger Wood.

Also present: Parish Clerk, District Councillors Steve Bridger and Wendy Griggs and 27 members of the public.

FOR DECISION

PLN Apologies for Absence.

15/19

Apologies had been received from Councillors Peter Lomas and Bryan Thomas.

PLN Declarations of Interest and to consider any written applications for 16/19 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

17/19

The applicant for 19/P/1318/FUH spoke in support of the application.

A resident spoke in objection to application 19/P/1318/FUH.

The agent for applications 19/P/1116/FUL and 19/P/1139/FUL gave an overview and background for both applications.

The closest neighbour to the site for applications 19/P/1116/FUL and 19/P/1139/FUL spoke in support of the plans.

A neighbouring resident to the site in applications 19/P/1116/FUL and 19/P/1139/FUL spoke on behalf of the group of six surrounding neighbours who were all in support of the plans.

A resident spoke regarding a pre application that had been submitted for a community led development project at 4, The Avenue in Yatton. She gave an outline of the project and advised that a planning application was to be submitted in the next few months. She invited Councillors to attend a site visit. The Clerk was to make the arrangements.

A resident spoke regarding the reserved matters application for a new school at North End. He spoke of his objections to the position of the school which he wished to be pushed further away (at least 10 metres) from the boundary of existing properties on North End Road. This was due to the height of the hall building on elevated ground which would create an overbearing impact. He spoke of the poor consultation on the amended plans and concerns were expressed with the drainage provision, design of the building and actual delivery of the green buffer which had been promised to the adjacent neighbours.

A resident spoke regarding the new school proposals of his concerns regarding the poor consultation with neighbouring residents. The design, height and positioning only 15 metres from the boundaries of existing dwelling was unacceptable.

A resident spoke regarding his concerns with the drainage of the new school at North End and the possible impact of water ingress to his property. The impact of increased run off and compaction of the school building should mean that drainage provision and landscaping must be robust enough to take water away from the existing dwellings on North End Road.

**PLN To approve and sign the minutes of the meeting held on 20th May 2019.
18/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 20th May 2019 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5).
19/19**

There were no new appeals.

**PLN District Councillors Report
20/19**

District Councillor Steve Bridger reported that the Moor Road development was going to Planning & Regulatory Committee 19th June 2019. He was unable to speak at the meeting as he had objections prior to his election as a District Councillor, District Councillor Wendy Griggs spoke in his place.

**PLN Planning Applications (Agenda Item 7)
21/19**

RESOLVED: to move agenda item 7(viii) to be heard first to allow the applicants to leave the meeting earlier.

viii) 19/P/1318/FUH – Claverham Cottage, Streamcross, Claverham, BS49 4QD. Erection of a single storey kitchen extension; first floor and roof extension and porch extension.

RESOLVED: that councillors recommend NOT supporting application 19/P/1318/FUH for the following reasons:

Reason for Recommendation. The Parish Council considered the proposals to the cottage had a detrimental effect on the character and setting of the adjacent listed building and its surroundings. In particular the changes to the roof and the gables in terms of the increase in height and bulk were deemed as an unacceptable overbearing impact.

i) 19/P/1293/RM – Land at Arnolds Way off Wheatear Road, Yatton. Reserved matters application for access, appearance, landscaping, layout and scale for the erection of a 210 place and 30 nursery place primary school (future proofed for expansion to a 420 place and 60 nursery place primary school) pursuant to outline approval 15/P/1488/O.

RESOLVED: that councillors recommend NOT supporting application 19/P/1293/RM for the following reasons:

Reason for Recommendation. The Parish Council considered the design of the school in particular the hall was very concerning. The height of the hall itself and its position on land that was elevated by comparison to the adjacent residents would cause an overbearing impact and was out of keeping with the rest of the school buildings. If retained in the current position it would adversely affect the living conditions of the residents in the adjacent properties. The Parish Council suggests moving the building further away from the boundaries of the existing residents by at least 10 metres and consider reducing the height to the level of the rest of the proposed school. This could be done once the archaeological investigations of the site are fully resolved. The screening of the site on the boundary with the existing residents should also be fully considered.

The suggested metallic materials for the hall were out of character with the street scene and the design lacked windows giving a 'faceless barn like' appearance and little natural light for the users. The consultation process with the community has been flawed and has given the impression of pushing through this proposal without taking fully into account all the implications in a quality manner.

The Parish Council fully support the new school in principle but wish to see changes made to this Reserved Matters application as outlined above. They have requested that the District Councillors call in the application to Planning & Regulatory Committee.

ii) 19/P/1099/FUH – Laurel Farm, Streamcross, Claverham, BS49 4QA. Demolition of existing reception room, kitchen, utility room and shower room and erection of two storey and single storey extensions to the north elevation. Demolition of existing porches and alterations to south elevation.

RESOLVED: that councillors recommend supporting application 19/P/1099/FUH for the following reasons:

Reason for Recommendation. The proposed extensions had no negative impact on the street scene or neighbouring properties. It was an improvement to the property and the design and materials would blend well with the existing dwelling.

iii) 19/P/1113/FUH – 42, Derham Park, Yatton, BS49 4EA. Single storey rear extension, erection of detached summerhouse with widening of front access.

RESOLVED: that councillors recommend supporting application 19/P/1113/FUH for the following reasons:

Reason for Recommendation. The proposed extension had no negative impact on the street scene or neighbouring properties as it was single storey and to the rear of the property. It was

recommended that any changes to the surfacing when the front access was widened should be made using porous materials.

iv) 19/P/1116/FUL – Oxhouse Farm, Claverham Drove, Lower Claverham. Retrospective application for the erection of 3no agricultural buildings and creation of plant and equipment storage area.

RESOLVED: that councillors recommend supporting application 19/P/1116/FUL for the following reasons:

Reason for Recommendation. The Parish Council are supportive of the rural economy in Yatton and this site has been agriculturally managed and very much improved. It had the support of the neighbouring residents which was evidenced at the Planning Committee meeting by the number of people who spoke in support of the application.

v) 19/P/1139/FUL – Oxhouse Farm, Claverham Drove, Lower Claverham. Use of a static caravan for tourism for May – August only.

RESOLVED: that councillors recommend supporting application 19/P/1139/FUL for the following reasons:

Reason for Recommendation. The use of the caravan for tourism during May – August was appropriate during this period when it was not being used for seasonal farm work. The caravan cannot be seen and therefore had no impact on the street scene or any adjacent properties in the locality. This application also had the support of the neighbouring residents which was evidenced at the Planning Committee meeting by the number of people who spoke in support of the application.

vi) 19/P/1261/FUH – 14, Myrtle Gardens, Yatton, Bristol BS49 4BA. Single-storey rear extension to form utility space and garage conversion to create accessible living area.

RESOLVED: that councillors recommend supporting application 19/P/1261/FUH for the following reasons:

Reason for Recommendation. The proposed extension and conversion had no adverse effect on the street scene or neighbouring properties.

vii) 19/P/1302/FUH – 12, Hollowmead Close, Claverham, Bristol, BS49 4LG. Single storey rear/side extensions and formation of a side dormer.

RESOLVED: that councillors recommend supporting application 19/P/1302/FUH for the following reasons:

Reason for Recommendation. The proposed extensions had little impact on the street scene and were deemed as an improvement to the property. There were no objections from neighbouring residents at the time of the Planning Committee meeting.

ix) 19/P/1018/FUH – 210, Mendip Road, Yatton, BS49 4BZ First floor side extension, single storey front extension and internal alterations.

RESOLVED: that councillors recommend supporting application 19/P/1018/FUH for the following reasons:

Reason for Recommendation. The proposed extensions were similar to others that had been carried out on Mendip Road and therefore had no negative impact on the street scene. There was ample space on the site to accommodate the additional building and the design and materials were well chosen and would blend with the existing building.

PLN Neighbourhood Plan Reports.

22/19

NONE.

PLN North End Development Working Group Report.

23/19

No meeting to report, the next meeting was planned for the 1st or 2nd July.

PLN Clerks Report

24/19

i) 19/P/0942/FUH – 43, High Street, Claverham. The Planning Committee had not commented on the application due to insufficient evidence. The objection to the application had been withdrawn as a result of modifications to the plans and the decision to approve the application had been received.

ii) 19/P/0840/CQA – Hollowmead Farm, Hollowmead, Claverham. The Planning Committee had recommended supporting the application, it had been refused by North Somerset Council.

iii) The appeal on application 18/P/3614/FUL 10 Elborough Avenue, Yatton. Erection of a new attached dwelling (forming part of a terrace) to include vehicular parking following demolition of an existing porch. The appeal had been allowed.

PLN Future Agenda Items for Consideration.

25/19

Garden Village Workshop Reports.

Invitation to YACWAG and Yatton Horticultural Society to discuss the North End gateway and roundabout.

Chairman

___/___/2019