

Draft Minutes
of the Meeting of the
Planning Committee
Monday 5th August 2019

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.10 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Robert Jenner, Chris Jackson, Steve Phippen, Caroline Sheard and Bryan Thomas.

Also present: Parish Clerk and District Councillor Wendy Griggs.

FOR DECISION

PLN Apologies for Absence.

26/19

Apologies had been received from Councillors Peter Lomas, Jill Iles, Ian Payne, Roger Wood and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
27/19 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

28/19

NONE.

**PLN To approve and sign the minutes of the meeting held on 17th June 2019.
29/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 17th June 2019 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

30/19

There were no new appeals.

PLN District Councillors Report

31/19

District Councillor Wendy Griggs reported that she and District Councillor Steve Bridger had visited to Diamond Court in Worle. It was the extra care facility run by Housing 21 who were going to run Strawberry Gardens extra care at Chestnut Park when it was built. They were both very impressed with the facility and thought it would be a wonderful place to live for elderly people in Yatton.

**PLN Planning Applications (Agenda Item 7)
32/19**

i) 19/P/1467/FUH - 21 Grange Farm Road, Yatton, BS49 4RB - Second-floor rear extension to create larger bedroom / living space. Interior reconfiguration of two bedrooms and bathroom.

RESOLVED: that councillors recommended supporting application 19/P/1467/FUH for the following reasons:

Reason for Recommendation. The proposed extension was to the rear of the property therefore had no effect on the street scene. There had been no objections from neighbours at the time the Parish Council reviewed this application and the Committee considered it as an improvement to the property.

ii) 19/P/1628/FUH - 21 Dunsters Rd, Claverham, BS49 4LU - Garage extension to come in line with existing front porch. Alteration of existing front porch.

RESOLVED: that councillors recommended supporting application 19/P/1628/FUH for the following reasons:

Reason for Recommendation. The front extension was a quite small alteration to the property that had no detrimental impact on the street scene or impact on neighbouring residents. The Committee considered it as improvement to the property. There were no objections at the time the Committee reviewed the application.

iii) 19/P/1680/FUH - 2 Dunsters Rd, Claverham, BS49 4LU - Remove conservatory pvcu roof, extend Main roof to take in conservatory.

RESOLVED: that councillors recommended supporting application 19/P/1680/FUH for the following reasons:

Reason for Recommendation. The proposed alterations did not extend beyond the existing footprint of the conservatory and presented no impact on the street scene or neighbouring properties. There had been no objections at the time the Planning Committee reviewed the application and it was considered to be an improvement to the property.

**PLN North End Development Working Group Report.
33/19**

A meeting held at the end of July had mainly discussed highways improvements. The agreed priorities for the works were as follows:

- Highest priority: a new entrance to Yatton School from the Co-op car park. This has been agreed in principle and it is hoped will be completed by September 2020.
- Second priority: a 20mph speed limit along the High Street from the junction with Cherry Grove to just beyond the Well Lane/Church Road junction.
- Third priority: raising and widening of most existing zebra crossings and a new crossing by Bennetts Barbers. The existing bus stop in that location will need to be moved about 70 metres south. The turnings into Chescombe Road, Cherry Grove, Well Lane, Church Road and Myrtle Gardens will be modified to tighten the junctions, slowing vehicles that

are turning and reducing the crossing distance for pedestrians. Dropped kerbs and tactile paving will be installed.

- Lower priority: footway widening on the south side of the High Street from the railway station to The Ridge.

North Somerset Council had agreed that consultation would be held regarding the High Street improvements and the speed limit changes.

PLN Clerks Report 34/19

i) There had been several refusal notices issued by North Somerset Council for planning applications we had also recommended not supporting.

19/P/1318/FUH – Claverham Cottage, Streamcross, Claverham.

18/P/4982/OUT – Boundary Cottage, Binhay Road, Yatton.

16/P/0888/F – Persimmon Development off Moor Road, Yatton.

ii) The new school had re-submitted amended plans which had reduced the height of the ridge on the school hall and had changed the elevation materials on the hall from metal cladding to timber effect cladding. Both these two issues had been raised by the Parish Council in their comments on the school design as being unsatisfactory. The Planning Committee noted these amendments.

PLN Future Agenda Items for Consideration. 35/19

Garden Village Workshop Reports.

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

Chairman

____/____/2019