

Draft Minutes
of the Meeting of the
Planning Committee
Monday 2nd September 2019
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.40 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Jill Iles, Robert Jenner, Chris Jackson, Peter Lomas, Steve Phippen and Caroline Sheard.

Also present: Parish Clerk.

FOR DECISION

PLN Apologies for Absence.

36/19

Apologies had been received from Councillors Graham Humphreys, Ian Payne, Bryan Thomas, Roger Wood and District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
37/19 dispensations (Agenda Item 2).**

Councillor Peter Lomas declared a non-disclosable pecuniary interest in planning application 19/P/1699/FUL as he was a neighbour of Hollowmead Farm.

PLN Public Participation

38/19

NONE.

**PLN To approve and sign the minutes of the meeting held on 5th August 2019.
39/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 5th August 2019 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

40/19

There were no new appeals.

PLN District Councillors Report

41/19

Further to his apologies for absence at the meeting District Councillor Steve Bridger had emailed the following report:

P&R approved the application for the new primary school on 21st August and construction should commence during the first week in November.

Curo submitted their Reserved Matters application (19/P/1884/RM) for 161 dwellings on the site for which Hallam received outline consent in 2017. The application is online and open for consultation.

As well as the different events taking place on the 20th Sept to showcase the finds from the archaeological excavations at North End it was likely that a small exhibition was to be displayed in Yatton library for a few weeks. This was not fully confirmed to date.

He and District Councillor Wendy Griggs had given Jo Walker - the CEO of NSC - a 'ward tour'.

PLN Planning Applications (Agenda Item 7) 42/19

i) 19/P/1649/FUH – Chestnut View Park Farm, Arnolds Way, Yatton, BS49 4FG.

Construction of a single storey garden room extension. Change of use from a studio to a dwelling.

RESOLVED: that councillors recommended NOT supporting application 19/P/1649/FUH for the following reasons:

Reason for Recommendation. The Parish Council considered there was insufficient information regarding the change from a studio to a dwelling. If the Planning Officer was minded to approve the application the Parish Council considered that a condition should be applied to ensure that it was retained for the use of the main dwelling on the site, precluding its sale as a separate dwelling. The Committee requested District Councillor Steve Bridger to track the application.

ii) 19/P/1919/FUH - 90 Wemberham Lane, Yatton, BS49 4BP - Demolition of front bay windows, single storey rear and single storey side extensions and outbuilding with the subsequent erection of a 2-storey side extension and front porch.

RESOLVED: that councillors recommended supporting application 19/P/1919/FUH for the following reasons:

Reason for Recommendation. The proposed extensions were considered to be an improvement to the property and the general street scene. There was ample space on the site to accommodate the new build.

iii) 19/P/1699/FUL - Hollowmead Farm Hollowmead Claverham - Proposed agricultural building.

RESOLVED: that councillors recommended supporting application 19/P/1699/FUL for the following reasons:

Reason for Recommendation. The Parish Council wished to assist the rural economy in the parish and the proposed agricultural building was essential to the function of the business at Hollowmead Farm.

iv) 19/P/1890/FUH & 19/P/1891/LBC - The Barn North End Road Yatton Bristol BS49 4AS - To remove the existing conservatory and base and to install an Orangery design conservatory with new base works to the north east elevation

RESOLVED: that councillors recommended supporting application 19/P/1890/FUH & 19/P/1891/LBC for the following reasons:

Reason for Recommendation. The proposed conservatory was positioned at the rear of the building and had no detrimental effect on the listed building. The chosen materials and design were considered appropriate and blended with the existing structure.

PLN North End Development Working Group Report.

43/19

Next meeting to be advised.

PLN Clerks Report

44/19

- i) There were now 18 people on the waiting list for the North End allotments.
- ii) The Claverham Ltd site had been approved with work due to start in around two months.
- iii) No decision notices had been received that were contrary to the recommendations of the Parish Council or had been withdrawn.

PLN Future Agenda Items for Consideration.

45/19

Garden Village Workshop Reports.

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

Chairman

___/___/2019