

Draft Minutes
of the Meeting of the
Planning Committee
Monday 28th October 2019

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.20 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Chris Jackson, Steve Phippen, Caroline Sheard, Bryan Thomas and Roger Wood.

Also present: Parish Clerk, Admin Assistant Lucy Kehoe, District Councillors Steve Bridger and Wendy Griggs and twelve members of the public.

FOR DECISION

PLN Apologies for Absence.

56/19

Apologies had been received from Councillors Jill Iles, Graham Humphreys, Peter Lomas and Robert Jenner.

PLN Declarations of Interest and to consider any written applications for 57/19 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

58/19

The applicant for 19/P/2244/FUL spoke in support of the application.

19/P/2244/FUL - A resident spoke with concern regarding the entrance of The Avenue onto the High Street and how the lack of visibility when emerging from the site made it a hazard for pedestrians if great care wasn't taken. The development increased vehicles using the entrance so as much as possible must be done to make the entrance safer.

A number of members of the public neighbouring the site of 19/P/2362/OUT spoke in objection to the application on the grounds of its negative impact on privacy, overdevelopment, out of character, poor access and parking provision and how removal of trees has already caused a loss of privacy.

PLN To approve and sign the minutes of the meeting held on 23rd September 2019. 59/19 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 23rd September 2019 were confirmed as a correct record and signed.

**PLN Notification of Appeals (Agenda Item 5).
60/19**

APP/D021/X/19/3227427 – Annexe, The Oxe Yard, North End Road, Yatton. Lawful development certificate existing for the change of use of annexed accommodation and open storage to a single dwelling house 19/P/0241/LDE.

The Committee noted the appeal.

**PLN District Councillors Report
61/19**

District Councillor Steve Bridger advised that following the Planning Inspector's negative comments regarding the Joint Spatial Plan (JSP) it was expected that at the next North Somerset Council meeting 12th November a motion was to be put to withdraw from the JSP process. Potentially this may possibly lead to further speculative development applications and land banking. Both District Councillors had met with Public Rights of Way officers and could advise if needs be on the two matters in that area on the evening agenda.

**PLN Planning Applications (Agenda Item 7)
62/19**

i) 19/P/2362/OUT – 1, Boundary House, Binhay Road, Yatton, BS49 4HA. Outline application for the erection of 1no dwelling with garage, located at the bottom of the garden area, with all matters reserved for subsequent approval.

RESOLVED: that councillors recommended NOT supporting application 19/P/2362/OUT for the following reasons:

Reason for Recommendation.

The Parish Council considered that the reasons for not supporting the last application for this site were still valid and therefore wished to re-iterate their previous comments.

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.

**** The meeting was suspended and reconvened during the next item to allow questions to the applicant.**

ii) 19/P/2244/FUL – The Poplars, 4, The Avenue, Yatton, BS49 4DA. Extension of existing dwelling and conversion of existing dwelling into 2no residential dwellings; erection of 7no additional dwellings, internal access road, landscaping and associated works.

RESOLVED: that councillors recommended supporting application 19/P/2244/FUL for the following reasons:

Reason for Recommendation. The Parish Council were supportive of this proposal in particular the affordable element which was most welcome but also the self-build plots that were a rarity in Yatton.

The conversion of the existing dwelling which created two properties had been sensitively done and the design blended well with the adjacent development. It had no impact on the street scene and the creation of the green space on the site was an attractive addition.

There were concerns raised regarding the safety of pedestrians crossing the entrance to The Avenue, it was flanked by high stone walls making visibility very poor for vehicles leaving the road onto the High Street. The entrance was also opposite a point on the High Street that was commonly used for street parking. The Parish Council wished to recommend that the entrance was made safer by any means possible to protect vulnerable footway users. The entrance onto Stowey Road for the use of the affordable dwellings in the proposed development also emerged at a point with a high level of on-street parking and this should also be subject to review of safety implications and actioned appropriately.

iii) 19/P/1214/FUH - 27 Westaway Park Yatton Bristol BS49 4JU - Attic conversion, front and rear dormers and single storey side extension.

RESOLVED: that councillors recommended supporting application 19/P/1214/FUH for the following reasons:

Reason for Recommendation. The proposed extension and conversion of accommodation was an improvement to the property and made good use of the internal space. The proposal had no detrimental effect on the street scene of neighbouring properties.

iv) 19/P/2454/FUH – Henley View Cottage, Henley Lane, Yatton, BS49 4JR. - Single storey side extension and internal reconfiguration.

RESOLVED: that councillors recommended supporting application 19/P/2454/FUH for the following reasons:

Reason for Recommendation. The proposed extension and internal reconfiguration of accommodation was an improvement to the property, had no detrimental effect on the street scene or the privacy of neighbouring dwellings.

v) 19/P/2318/FUH - 3 Smithys Court, High Street, Yatton, BS49 4HJ - Remove the existing windows and doors and replace with new double glazing.

RESOLVED: that councillors recommended supporting application 19/P/2318/FUH for the following reasons:

Reason for Recommendation. The Parish Council supported the proposal subject to the application meeting the approval requirements of the conservation officer.

vi) 19/P/2487/FUH - 27 Dunsters Road, Claverham, BS49 4LU - Single storey extension to front elevation.

RESOLVED: that councillors recommended supporting application 19/P/2487/FUH for the following reasons:

Reason for Recommendation. The front extension was in keeping with the street scene and blended well with the existing dwelling in design and use of materials. It had no negative impact on neighbouring properties.

PLN To consider a response to the consultation for the expansion of Baytree Special 63/19 School.

RESOLVED: The Committee very much supported the expansion proposal and considered there was clearly an urgent need to increase the number of school places for children with Severe Learning Difficulties and Profound & Multiple Learning Difficulties in North Somerset.

It was hoped that the outcomes of this consultation concluded that this provision was essential and that the process moved to the next stage of securing a suitable site.

PLN To consider the pre-order consultation from North Somerset Council for the 63/19 proposed public path diversion order for part of footpath LA21/31 over land at North End Road, Yatton.

RESOLVED: to support public path diversion to LA21/31.

The Parish Council did however express serious concern that the footpath emerges at a dangerous point on North End Road where there is a bend and poor visibility. It was the view of the Parish Council that there must be a safe way to proceed from that path entrance along North End Road to the bus stop and the Bridge Inn. This was to be pressed for by Yatton Councillors through the North End Development Steering Group.

PLN To consider a response to North Somerset Council regarding the making of a 64/19 Restricted By Way on LA21/46 Yatton and LA10/8 Lillypool Drove, Kenn definitive map and statement modification order No 5 2019.

RESOLVED: to support the making of a restricted byway on LA21/46 Yatton and LA10/8 Lillypool Drove, Kenn.

The Parish Council wished to highlight the current poor and dangerous condition of Lillypool Drove due to badger holes and urged North Somerset Council to inspect and carry out repairs for the safety of users, prior to the creation of the byway.

**PLN North End Development Working Group Report.
65/19**

A meeting had been held 9th October; the following points were the outcomes.

- The North End allotments would not be coming forward until spring 2020 at the earliest.
- Discussion regarding the 30mph to the Bridge Inn was proving a difficulty but the view was positive that a solution would be found. The pelican crossing has to be sited in a 30mph zone so it is important that this speed limit is achieved.
- The work carried out by the steering group has been re-prioritised as follows:
 - 1) Coop car park entrance into the school.
 - 2) 30mph limit extended out to the Bridge Inn and a pelican crossing to link Chestnut Park to the Curo site.
 - 3) Yatton Newsagents to Well Lane 20mph restriction.
 - 4) Raised features of 20mph zone.
 - 5) Remainder of the High Street improvements (The Avenue entrance may be reviewed as a part of these).

A bid had been made to GWR for improved links to the Strawberry Line extension including signage, dropped kerbs to Arnolds Way and improvements around the station entrances.

PLN Clerks Report

66/19

i) 19/P/1891/LBC – The Barn, North End Road, Yatton – To remove the existing conservatory and base and to install an Orangery design conservatory with new base works to the north east elevation.

The application was recommended for support by the Parish Council but had been refused by North Somerset Council as it would cause harm to the Architectural and historic interest of the Grade II listed building.

PLN Future Agenda Items for Consideration.

67/19

Garden Village Workshop Reports.

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

Chairman

___/___/2019