

Draft Minutes
of the Meeting of the
Planning Committee
Monday 18th November 2019
Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.07 p.m.

Present: Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Jill Iles, Chris Jackson, Robert Jenner, Peter Lomas, Steve Phippen, Caroline Sheard, Bryan Thomas and Roger Wood.

Also present: Parish Clerk and three members of the public.

FOR DECISION

PLN Apologies for Absence.

68/19

Apologies had been received from District Councillor Steve Bridger.

**PLN Declarations of Interest and to consider any written applications for
69/19 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

70/19

The applicant for 19/P/2683/FUH spoke in support of the application.

The applicant of 19/P/2410/FUL spoke in support of the application.

**PLN To approve and sign the minutes of the meeting held on 28th October 2019.
71/19 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 28th October 2019 were confirmed as a correct record and signed.

PLN Notification of Appeals (Agenda Item 5).

72/19

NONE.

PLN District Councillors Report

73/19

NONE

**PLN Planning Applications (Agenda Item 7)
74/19**

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

Formatted: Font color: Red

i) 19/P/2410/FUL - Unit 14, Market Industrial Estate, Market Industrial Estate Road, Yatton, BS49 4RF - Change of use of general industrial/storage and distribution units (Use Class B2/B8) to health and fitness centre (Use Class D2).

RESOLVED: that councillors recommended supporting application 19/P/2410/FUL for the following reasons:

Reason for Recommendation. The Parish Council were pleased to support and encourage a young local person starting a business in the village. They felt it would be a welcome addition to the facilities in Yatton as it was seeking to accommodate a wide cross section of people. Its position had good links to public transport nearby and the recent growth of Yatton would hopefully assist the business in its success.

ii) 19/P/2509/LBC - The Barn, North End Road, Yatton, BS49 4AS - Replacement of existing timber garage door with metal up-and-over garage door.
*****This application had been withdrawn.**

iii) 19/P/2683/FUH – 1, Avalon Close, Yatton, BS49 4AQ - Alterations to fence along public pavement.

RESOLVED: that councillors recommended supporting application 19/P/2683/FUH for the following reasons:

Reason for Recommendation. The proposed fence was in replacement of a large Leylandii hedge. The new fence was an improvement to the current hedge which was overgrowing and blocking the pavement making it difficult for pedestrians and reducing vehicle visibility. A precedent had already been set by similar existing fences elsewhere in the parish.

iv) 18/P/5118/OUT – Bristol Airport – Developments to increase the operational capacity of the airport to 12 million passengers per annum. **Consider commenting on further information submitted on the above application by Bristol Airport**

Draft comments had been circulated prior to the meeting. They re-iterated the previous comments on the application and made further observations on the additional information that had now been provided by Bristol Airport. Members thanked Chairman Chris Jackson for drafting the comments presented.

Formatted: Font color: Red

RESOLVED: to submit the comments as drafted with no amendments. (Annexe 1).

**PLN North End Development Working Group Report.
75/19**

The working group had not met since the last meeting; however a Strawberry Line meeting had been held which was making good progress on the link from Yatton to Clevedon and from Yatton Station to Arnolds Way.

PLN Clerk's Report
76/19

Formatted: Font color: Red

i) 19/P/1043/OUT – The Laurels, 83, Claverham Road, Yatton. Outline permission for a single storey dwelling, extending and incorporating the existing stone building in the garden, with all matters reserved for subsequent approval. **This application was recommended for support by the Parish Council but refused by North Somerset Council.**

ii) 19/P/1293/RM – Land off 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 school). **The Parish Council did not recommend support for this application due to its design (not the principal of the school) and it was approved by North Somerset Council.**

PLN Future Agenda Items for Consideration.
77/19

Garden Village Workshop Reports.

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

Station Footbridge Roof Project.

Chairman

___/___/2019