

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 20<sup>th</sup> January 2020**

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.10 p.m.

**Present:** Councillors David Crossman, Jonathan Edwards, Chris Jackson, Robert Jenner, Caroline Sheard and Roger Wood.

**Also present:** Parish Clerk, District Councillor Steve Bridger and five members of the public.

**FOR DECISION**

**PLN Apologies for Absence.**

**89/20**

Apologies had been received from Councillors Graham Humphreys, Peter Lomas, Jill Iles and Bryan Thomas.

**PLN Declarations of Interest and to consider any written applications for 90/20 dispensations (Agenda Item 2).**

NONE.

**PLN Public Participation**

**91/20**

The applicant for 19/P/3149/RM spoke in support of the application.

The applicant for 19/P/2890/LBC spoke in support of the application.

The applicant for 19/P/2921/FUL spoke in support of the application.

**PLN To approve and sign the minutes of the meeting held on 16<sup>th</sup> December 2019. 92/20 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> December 2019 were confirmed as a correct record and signed.

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

**93/20**

NONE.

**PLN District Councillors Report**

**94/20**

District Councillor Steve Bridger advised at the last planning meeting that the Curo planning application had been sent back to them for further work which was due to the southern side of the site being predominantly front parking. Curo had returned the application to NSC but they had merely tweaked the plans which was not satisfactory. The section of road past the Rugby Club was to be patched shortly. The section from the Wemberham Lane past the Bloor site along North End Road was all in a poor state and would require resurfacing when budget allowed.

**\*\*\* Members agreed to move agenda items under 7 to be heard in the following order 7 i), v), vi) to allow members of the public present to hear their applications and leave the meeting earlier should they wish.**

**PLN Planning Applications (Agenda Item 7)  
95/20**

**i) 19/P/3149/RM** - Land Adjacent To Oxe Yard, North End Road, Yatton - Reserved matters application for the erection of 2no. dwellings pursuant to outline consent 18/P/5227/OUT (Outline planning permission for the erection of 2no. dwellings with detached garages and associated soft and hard landscaping works with all matters reserved for subsequent approval).

**RESOLVED:** that councillors recommended supporting application 19/P/3149/RM for the following reasons:

**Reason for Recommendation.** The application for reserved matters is in accordance with the outline permission already granted for the site. The Parish Council considered it to be a good use of the piece of land in providing much needed bungalows in the Parish which were not frequently built. The design and materials of the proposed dwellings were good and the development of the site had no adverse impact on the surrounding area.

**v) 19/P/2890/LBC - 5 Laurel Terrace, Yatton, BS49 4AF** - Listed Building Consent for loft conversion to create additional bedroom, 3x conservation rooflights to rear roof elevation, insertion of stairs between first-floor and attic and part removal of first-floor wall.

**RESOLVED:** that councillors recommended supporting application 19/P/2890/LBC for the following reasons:

**Reason for Recommendation.** The proposed internal conversion was utilising the space available within the property, the only external change being the provision of rooflights which the Parish Council considered was acceptable subject to the Conservation Officer's approval.

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

**vi) 19/P/2921/FUL - Cheveneys Barn, Streamcross, Claverham, BS49 4QD** - Change the use of holiday let in grounds of Cheveneys Barn to an annex ancillary to existing dwelling.

**RESOLVED:** that councillors recommended supporting application 19/P/2921/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council recommended supporting the change of use providing it was not precluded by any pre-existing conditions. It was also suggested that it was a condition of approval that the annexe cannot be sold as a separate dwelling.

**ii) 19/P/2903/FUH - 7 Briar Mead, Yatton, BS49 4RE** - Rear single storey extension.

**RESOLVED:** that councillors recommended supporting application 19/P/2903/FUH for the following reasons:

**Reason for Recommendation.** The proposed extension was similar to others that had been carried out on neighbouring properties. It was single storey and to the rear of the existing dwelling and therefore had no negative impact on the street scene or the surrounding area.

iii) **19/P/3024/FUH - 25 Well Lane, Yatton, BS49 4HT** - Proposed single storey rear and side extension and demolition of existing store, utility and conservatory.

**RESOLVED:** that councillors recommended supporting application 19/P/3024/FUH for the following reasons:

**Reason for Recommendation.** The proposed extensions were similar to others that had been carried out in the road. They were considered to be an improvement to the property and had no detrimental impact on the street scene or neighbouring residents.

iv) **19/P/1861/FUH - 5 White House Road, Claverham, BS49 4LJ** - Proposed loft conversion and front entrance roof / carport.

**RESOLVED:** that councillors recommended supporting application 19/P/1861/FUH for the following reasons:

**Reason for Recommendation.** The proposed conversion, front entrance roof and carport were an improvement to the property and other neighbouring residents had carried out similar work to this proposal.

#### **PLN North End Development Working Group Report.**

**96/20**

The working group were meeting 28<sup>th</sup> January. Allotments fence and progress and a presentation about CIL were to be raised.

#### **PLN Clerk's Report**

**97/20**

i) 19/P/2596/OUT – Land to the north east of Claverham Drove, Lower Claverham. Outline application for the erection of a detached two storey rural workers dwelling and approval of access had been refused by North Somerset Council (the Parish Council had recommended support).

#### **PLN Future Agenda Items for Consideration.**

**98/20**

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

Station Footbridge Roof Project.

Presentation by NSC on CIL, S106 and Regulations 278 & 123.

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Chairman

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