

KENN PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held at the New Church Room, Kenn Street, Kenn on Monday the 3 March 14. Meeting commenced at 14:00 and concluded at 15:45

Present: Cllrs W Bessant, S Brain, S Naish, C Quinn

E Wade, Parish Clerk

In attendance as an observer: Cllr K Hatcher (14:00 – 15:00)

INFORMAL BUSINESS/PUBLIC PARTICIPATION – none.

14:00 FORMAL BUSINESS

14/P11	Appointment of Committee Chairman <u>RESOLVED:</u> Cllr Quinn is appointed committee chairman until the Statutory Annual meeting of Council on the 2 June 2014.
14/P12	Minutes of the meeting held on the 13 January 14, approved and signed as a correct record.
14/P13	Apologies and Notice of Substitutions – none
14/P14	Declarations of Interest – No declarations of interest were made.

ITEMS FOR COUNCIL

14/P15	<p>St Modwen – 13/P/1729/O Land to the west of Kenn Road, bounded by the former railway, the M5 and Colehouse Lane, Kenn</p> <p>Members considered the information received from the Planning Officer on the Clerk’s actions detailed and contained in the agenda item report circulated to all Kenn Councillors:</p> <ul style="list-style-type: none"> In previous correspondence received from the site developers this is referred to as a ‘new application’ not a resubmission. <p>NSC’s reply: This is not a new application but a renewal of planning consent to allow a further 5 year term for development to take place.</p> <p>A committee member stated that it was their belief the previous permission had lapsed so a new application should/would have been required.</p> <p><i>Clerk’s notes after the meeting: 07/P/0291/O permission granted on the 22 Sept 2008 for 5 years</i> <i>13/P/1729/O planning application received by NSC 12 Sept 2013</i> <i>13/P/1729/O included on Planning Register in week 16-20 Sept 13</i></p> <ul style="list-style-type: none"> There is still a need for a site visit with the Planning Officer, District Councillors representing the Yatton Ward and the site developers if they wish to attend – to discuss site entrance/traffic, flooding, Section 106. <p>NSC’s reply: There are no new aspects or changes to this outline application from that of the previous permission and no significant changes to the site entrance, flood risk or Section106 currently in place.</p> <p>All the issues the Parish Council have raised have and will be addressed through the imposition of planning conditions and if and when the development is ever implemented the Local Planning Authority (LPA) will be happy to consult on the new information/plans that will be needed to discharge planning conditions. An example was given with regard to site entrance/traffic flows.</p>
14/P16	<p>Planning Decision Received</p> <p>13/P/1729/O Land to the west of Kenn Road, bounded by the former railway, the M5 and Colehouse Lane Kenn</p> <p>(1) Members received details of the decision and conditions applied on the granting of approval of this application.</p> <p>(2) Members also received the Planning Officer’s Delegated Report outlining:</p> <ul style="list-style-type: none"> The site’s planning history and background in relation to the most recent applications Policy Framework, Development Plan, Local Plan, other material policy guidance Summary of consultations and their responses Planning Issues, conclusions and recommendation Reason for overriding Parish Council comments <p><u>RESOLVED:</u> Refer the Planning Officer’s report to the next Council meeting on the 7 April 2014.</p>

COMMITTEE DECISIONS	
14/P17	<p>Planning Application Comments</p> <p>14/P/0292/ADV – Advertising Consent – display of advertising on bus stops situated at various sites – one of which is identified as adjacent to Kenn Business Park on Kenn Road (between Davis Lane and Barns Ground). Members noted that this application also involves a bus shelter being installed at the location.</p> <p>The plans were viewed, also photographs taken by a committee member were studied.</p> <p>RESOLVED: OBJECTIONS to the installation of a bus shelter at this location for the reasons that; (1) the advertising panel would be an obstruction which would impact on the visibility of drivers exiting Davis Lane, (2) consider the footpath and verge are too narrow to accommodate the type of shelter being proposed, (3) the illumination within the shelter and for the advertising panel would be inappropriate and would introduce light pollution at a country location.</p>
14/P18	<p>Planning & Enforcement Members considered a written report provided which detailed a list of outstanding enforcement issues raised or brought to the Parish Council's attention. Members reviewed the list as follows;</p> <p>18.1 Advertising – these are signs without permission and are usually located on roadside verges.</p> <ul style="list-style-type: none"> • Request that another survey is carried out by planning/highways to ensure the removal of those signs that are visually intrusive or a hazard to road users. <p>18.2 Colehouse Farm Barn Conversion – new 2 storey structure constructed from modern materials (onto a listed building) at the rear of an existing single storey barn conversion.</p> <ul style="list-style-type: none"> • A request has been made for this unauthorised extension to be inspected and an acknowledgement/case number received. Continue to monitor for an outcome/response. <p>18.3 Colehouse Farm Mobile Home Site – use of mobile homes as permanent residences.</p> <ul style="list-style-type: none"> • Reiterate the concern at these types of properties, which are located in a flood area, are being used as homes. Also at the loss of revenue as is no Council Tax being collected. <p>18.4 Colehouse Farm Potting Shed – the appeal decision did not resolve the lack of permission for this structure (which is again located in a flood area) to be used as a permanent residence.</p> <ul style="list-style-type: none"> • Request that the enforcement aspects of this structure are addressed. <p>18.5 Drum & Monkey – roadside verge seating and fence posts still in place on B3133 Highways Land, following the application for a cafe license at this location was refused.</p> <ul style="list-style-type: none"> • A request has been made for this to be followed up. Continue to monitor for an outcome. <p>18.6 The Hand Equestrian Centre – various issues; possible airport parking, car boot sales.</p> <ul style="list-style-type: none"> • Car boot sales are on NSC's enforcement list. Check if other issues need to be report. <p>18.7 Portbury House, The Coach House – works not in keeping for a listed building.</p> <ul style="list-style-type: none"> • Compliance deadline October 2013, nothing done to address. Request this followed up. <p>18.8 Village Hall – unauthorised porch & removal of fire doors. Assurances were given a retrospective planning application for this work would be submitted. As yet this action has not been completed.</p> <ul style="list-style-type: none"> • Request the lack of planning permission for this work are investigated by NSC. <p>18.9 Warrens Holiday Park – a property currently being sold through a local estate agent. Persistent use of the site for permanent residences. Non-compliance of conditions attached to 09/P/0155/F.</p> <ul style="list-style-type: none"> • The Enforcement Officer had offered to attend a meeting. In preparation for this the committee to organise a list of questions for which a response would be required.
14/P19	<p>For Information received and noted.</p> <p>(1) Area Planning Committee Agenda – In future a copy of the agenda only to be provided, ie no background papers will be provided. Reports etc will be available on the NSC web site.</p> <p>(2) New Procedure for Paperless Planning Applications – details of NSC's drop-in sessions.</p>

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 15:45

DATE:.....