

KENN PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held in the New Room, Kenn Street, Kenn at 14:00 on Monday, 13 January 2014.

Present: Cllrs K Hatcher, S Brain, C Quinn

E Wade, Parish Clerk

INFORMAL BUSINESS/PUBLIC PARTICIPATION – none.

14:00 FORMAL BUSINESS

14/P01	Appointment of a Chairman for the Meeting It was unanimously agreed Cllr Hatcher would chair the meeting.
14/P02	Apologies and Notice of Substitutions: Cllr Bessant (out of Kenn) substituted for by Cllr Hatcher.
14/P03	Declarations of Interest No declarations of interest were made.

ITEMS FOR COUNCIL

14/P04	<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 contained in the agenda item report (circulated to all Kenn Councillors) and recalled:</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 as it is currently being perceived as. • 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. • The reply from the site developers, forwarded by the Planning Officer, did not respond to the Parish Council's invitation to attend a meeting to discuss Unilateral Undertakings, Section 106 agreements and/or CIL – it replied to the Parish Council's comments to the planning application. <p><u>RESOLVED:</u> to continue efforts to progress this by the following actions</p> <ol style="list-style-type: none"> (1) Contact the Yatton Ward Councillors and the Planning Officer and request again a site meeting, at which the site developers and Environment Agency may also to be represented if they so wish. (2) Follow up the invitation to the site developers to attend a Parish Council meeting to discuss Unilateral Undertakings, Section 106 agreements and/or Community Infrastructure Levy (CIL). (3) This item is included on all forthcoming Council agendas to ensure the matter is being constantly reviewed.
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14/P05	<p>Committee Remit</p> <p>Members gave thought to possible recommendations for Council to consider;</p> <p><u>RESOLVED:</u> To recommend as follows:</p> <ol style="list-style-type: none"> (1) the Chairman of Council is a member of the committee, as this would assist with continuity between the committee and council meetings (2) Planning Committee to meet on an ad hoc basis, as and when planning application deadlines require comments between Council meetings.
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COMMITTEE DECISIONS

14/P06	<p>Planning Decision Received</p> <p>13/P/2180/LB – East & West wings, Kenn Court, Kenn Road, Kenn</p> <p>Members received and NOTED details of the decision to apply some conditions on the granting of approval of this application.</p>
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14/P07	<p>Planning Application Comments 13/P/2388/F – Manesty, Duck Lane, Kenn,BS21 6TP – To raise roof and carry out loft conversion including forming two dormer extensions. Members looked at the plans and recalled the street scene of Duck Lane. It was observed that while there will be an increase in the height of the building it did not seem, as far as can be ascertained, to exceed the roof height of the cottages next door or to be detrimental to adjacent properties. <u>RESOLVED:</u> NO OBJECTIONS to the application, the design of which enhances the existing roof and building.</p>
14/P08 8.1 8.2	<p>Planning & Enforcement Warrens Holiday Park – report received that a property on this site is currently being sold through a local estate agent as a permanent place of residence. <u>RESOLVED:</u> To advise the Enforcement Officer for his consideration. B3133 Highways Land – it was recalled there were still items of outdoor furniture and fence posts on the land following the licensing decision. <u>RESOLVED:</u> To enquire on the current situation with regard to this.</p>
14/P09	<p>Enforcement Records Report received on the current items listed for Kenn in the North Somerset records, these being; Warren Holiday Park – Non-compliance of conditions attached to 09/P/0155/F Hand Equestrian Centre – Indoor car boot sales Noted the Clerk had advised North Somerset Council of their error in listed under Clevedon, Kenn Court Farm – Unauthorised works to a Listed Building.</p>
14/P10	<p>Consultation – Bus Stops on Kenn Road Details had been provided that as part of the Local Transport Plan a budget is available for bus stop improvements in 2013/14 financial year. A number of existing and proposed stops were identified elsewhere in North Somerset and 2 proposed locations in Yatton Ward have been approved for implementing. (1) <u>The Kenn location is on Kenn Road, close to the Kenn business park.</u> <ul style="list-style-type: none"> • The existing southbound stop will remain in the same location but be upgraded with access kerbs and markings. • The current northbound stop is a post on the verge. Commuters are required to cross over an existing island and walk along a gravelled section to reach the stop. It is proposed the: <ul style="list-style-type: none"> • existing island will be altered to allow a dropped tactile crossing point • and a dedicated footpath to be added up to the existing stop location. The proposed designs are attached plans as appendix ‘A’ to these minutes. <u>RESOLVED:</u> To make the comments that the proposed road markings, upgraded access kerbs/markings (southbound), also improved crossing and dedicated footpath (northbound) are welcomed. However to make the observation that on the occasions during the current working hours of the X5 (7:10 to 18:00) concern is expressed that when the bus is stopped at the northbound stop this: <ul style="list-style-type: none"> • limits the view of drivers exiting from Colehouse Lane • also drivers overtaking the stationary bus may not be able to see the vehicle movements in the vicinity of Colehouse Lane. (2) Other location is on North End Rd, Yatton – sent to Yatton Council for comments.</p>

APPROVED AS A TRUE RECORD

CHAIRMAN:.....

The meeting finished at 14:44

DATE:.....