

Minutes

of the Meeting of the

Planning Committee

Monday 22nd January 2024

Held at Hangstones Pavilion, Stowey Road, Yatton, BS49 4HS.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.59 p.m.

Present: Councillors Graham Humphreys, Steve Humphrey, Chris Jackson (Chairman), Robert Jenner (Vice Chairman), Peter Lomas, David Crossman, Ann Hodgson and Steve Lister

Also in attendance: Lucy Kehoe (Committee Clerk), District Councillors Steve Bridger, and twelve members of the public.

**** Committee Chairman Chris Jackson welcomed everyone to the meeting, introduced himself, the vice chairman and committee clerk, wished a Happy New year and explained the role of the planning committee. ****

FOR DECISION

PLN Apologies for Absence.

92/24

Apologies were received from Parish Councillors Roger Wood and Bryan Thomas and District Councillor Wendy Griggs

PLN Declarations of Interest and to consider any written applications for 93/24 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

94/24

Eight members of the public spoke regarding Agenda Item 10.

Four representatives from Stowells made the following remarks: HGVs are already restricted from driving through Yatton due to 7.5 tonne weight limit. Stowells Concrete have required lorries to drive at 20mph through Yatton for the past 10 years. The forthcoming 20mph speed limit will slow everyone down. HGVs average 1.5% of traffic on High Street. HGV drivers are professional and undertake rigorous training. Stowells try and route most lorries away from Yatton but supplies come from the Mendips, so avoiding Yatton would double their journey. Extra cost incurred avoiding High St is not sustainable so the business would need to relocate, selling the site for housing. Stowells have set aside land for a bypass.

A representative from North Somerset Drainage Board stated that contractors travel through Yatton to get north and south of the area. The economic cost of avoiding Yatton is too great.

A representative from Michael Burdge Ltd (Farm Equipment Supplier) said that the Weight Limit sign as you come off the motorway at Clevedon is very misleading. Lorries turn around and go down the motorway to Weston and along the A370 and through Yatton instead.

A farmer from Kingston Seymour said that it is crucial that the milk tankers access dairy farms at Kingston Seymour via Yatton, no other route is viable.

A resident of Kenn said that they had a huge concern about the possible increase in HGVs through Kenn. At key times the roundabout at Tesco is very congested already and an increase in vehicles would only make it worse.

PLN If the committee wishes to exclude the public for a particular agenda item, the 95/24 following resolution must be passed:

‘That the public be excluded from the meeting during consideration of agenda item(s) ... on the ground that publicity would be prejudicial to the public interest [by reason of the confidential nature of the business] or [for other special reason which must be stated].’

****NOT REQUIRED.**

PLN To approve and sign the minutes of the meeting held on the 18th December 2023. 96/24 (Agenda item 5).

RESOLVED: that the minutes of the Planning Committee meeting held on 18th December 2023 were confirmed as a correct record and were signed by the Chairman.

PLN Notification of Appeals (Agenda Item 6).

97/24

NONE.

PLN District Councillors’ Reports. (Agenda Item 7).

98/24

District Councillor Steve Bridger informed councillors that he had sent an email with updates of the major planning applications in Yatton and Claverham.

***** Chairman Chris Jackson proposed to the Committee that agenda item 10 was heard next.*****

RESOLVED: to approve the proposed change in the order of the agenda.

PLN To consider the restriction of HGVs in the High Street in Yatton. (Agenda Item 10)

99/24

Councillors had a discussion covering the following key points:

- Don’t want to make a decision that is detrimental to local businesses.
- The majority of residents have concerns regarding HGVs on the High Street.
- Weight Limit signs in the area are somewhat confusing.
- Possibility of re-investigating a bypass.
- Residents have deep concerns about perceived dangers from HGVs.

***** Meeting suspended to allow District Cllr Steve Bridger to comment on the Yatton Bypass*****

Councillor Bridger said that Yatton is not going to get a bypass. Banwell bypass cost £90 million and was to enable housing.

It would be sensible for local businesses to compromise and engage in discussions regarding how to move forward with the issue of HGVs on Yatton High Street.

***** Meeting Resumed*****

RESOLVED: To not send a document to North Somerset Council requesting restriction of HGVs in High Street at the moment to revisit the idea after a meeting with North Somerset Highways Officers.

**PLN Planning Applications (Agenda Item 8).
100/24**

- i. **23/P/2652/FUL - Land To The West Of Orchard House, North End Road, Yatton -** Proposed demolition of existing on-site structures and erection of 1no. 2-Bed dwelling alongside associated hardstanding.

RESOLVED: that councillors recommended **approval** of application **23/P/2652/FUL**.

Reason for Recommendation: It is an appropriate full application following recommendation of approval of the Outline application in 2022. The councillors were pleased to see the inclusion of solar panels.

The Parish Council also wished to suggest that the following green measures were considered as part of the project:

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project, install one or more electric vehicle charging points if feasible.
- For any new roof or roof refurbishment that will face between south-west and south-east, install photovoltaic panels or use photovoltaic tiles.
- When making alterations to gutters and downpipes, install a rainwater butt.
- For any construction of new walls, use the highest practicable grade of thermal insulation.
- For any project involving alteration or installation of a toilet, use a dual-flush model.
- For any project involving paving, patios and/or driveways, use water-permeable materials.

- ii. **23/P/2688/FUL - 25 Elm Close, Yatton, BS49 4EL -** Proposed erection of a detached dwelling on land to the West of 25 Elm Close.

RESOLVED: that councillors recommended **refusal** of application **23/P/2688/FUL**.

Reason for Recommendation: The Parish Council acknowledge that applicant has changed the dwelling to a bungalow but still feel it is an overbearing large house on a small plot. It was therefore considered to be an overdevelopment of the site that would cause a loss of privacy for adjacent properties.

If approved, it would set an unwanted precedent for others and would also cause loss of wildlife and biodiversity in the locality.

The Parish Council also wished to suggest that the following green measures were considered as part of the project, should it be approved by North Somerset Council:

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project, install one or more electric vehicle charging points if feasible.

- For any new roof or roof refurbishment that will face between south-west and south-east, install photovoltaic panels or use photovoltaic tiles.
- When making alterations to gutters and downpipes, install a rainwater butt.
- For any construction of new walls, use the highest practicable grade of thermal insulation.
- For any project involving alteration or installation of a toilet, use a dual-flush model.
- For any project involving paving, patios and/or driveways, use water-permeable materials.

iii. **23/P/2732/FUH - 218 Mendip Road, Yatton, BS49 4DG** - Proposed erection of a two storey side extension and conversion of the existing attached Garage.

RESOLVED: that councillors recommended **approval** of application **23/P/2732/FUH**.

Reason for Recommendation: The extension is has no detrimental impact to the street scene and many other houses in the row have had extensions.

The Parish Council also wished to suggest that the following green measures were considered as part of the project:

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project, install one or more electric vehicle charging points if feasible.
- For any new roof or roof refurbishment that will face between south-west and south-east, install photovoltaic panels or use photovoltaic tiles.
- When making alterations to gutters and downpipes, install a rainwater butt.
- For any construction of new walls, use the highest practicable grade of thermal insulation.
- For any project involving alteration or installation of a toilet, use a dual-flush model.
- For any project involving paving, patios and/or driveways, use water-permeable materials.

iv. **24/P/0015/FUH - 29 Derham Park, Yatton, BS49 4DZ** - Demolition of existing lean to extension and proposed erection of a larger single storey rear extension.

RESOLVED: that councillors recommended **approval** of application **24/P/0015/FUH**.

Reason for Recommendation: The proposed single storey extension was an improvement to the property and located to the rear of site, it therefore had no detrimental impact on the street scene or neighbouring properties.

The Parish Council also wished to suggest that the following green measures were considered as part of the project:

- Building works should use construction materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project, install one or more electric vehicle charging points if feasible.
- For any new roof or roof refurbishment that will face between south-west and south-east, install photovoltaic panels or use photovoltaic tiles.

- When making alterations to gutters and downpipes, install a rainwater butt.
- For any construction of new walls, use the highest practicable grade of thermal insulation.
- For any project involving alteration or installation of a toilet, use a dual-flush model.
- For any project involving paving, patios and/or driveways, use water-permeable materials.

PLN To consider commenting on North Somerset Council Local Plan 2039 pre 101/24 submission version consultation. (Agenda Item 9)

A councillor suggested that a comment about Yatton bypass should be included in the comments.

RESOLVED: to submit the draft comments with the inclusion of Yatton bypass if possible.

MATTERS FOR INFORMATION

**PLN Connected Yatton Report. (Agenda Item 11).
102/24**

Nothing to report as meeting has been deferred to February 2024.

**PLN Clerk’s Report. (Agenda Item 12).
103/24**

23/P/1938/OUT - Land at Burnt House Farm, North End Rd – Outline Permission for the proposed erection of 1 new dwelling - Yatton Parish council recommended approval however it was refused by North Somerset.

Next planning meeting will be 19th or 26th February.

**PLN Future Agenda Items for Consideration. (Agenda Item 13).
104/24**

A discussion was held on whether to have set dates for Planning Meetings.
The future of Yatton Parish Council’s role as part of the Connected Yatton group.
Presentation by NSC on CIL, S106 and Regulations 278 & 123.
Flood defences in Yatton and the surrounding area.
Reviewing Yatton and Claverham Neighbourhood Plans.

Chairman

___/___/2024