

Minutes

of the Meeting of the

Planning Committee

Tuesday 26th May 2015

Held at Hangstones Pavilion, Stowey Road, Yatton.

Meeting Commenced: 7.00 p.m.

Meeting Concluded: 9.50 p.m.

Present: Councillors Jonathan Edwards, Martyn Hooper, Robert Jenner, Rhiannon Prys-Owen, Mike Petersen, Graham Riggs, Caroline Sheard, Viv Wathen, Richard Westwood and Roger Wood.

***** In the absence of Councillor David Crossman (Chair 2014-15), Councillor Robert Jenner (Vice Chair 2014-15) chaired the meeting.**

Also present: District Councillor Jill Iles, Committee Clerk Aleana Baird and up to 40 members of the public, many from the "No Moor Development" group.

FOR DECISION

PLN To elect a chairman for the ensuing year.

01/15

RESOLVED: that David Crossman was elected as Planning Committee Chairman for the ensuing year.

PLN To elect a vice chairman for the ensuing year.

02/15

RESOLVED: that Robert Jenner was elected as Planning Committee Vice Chairman for the ensuing year.

PLN Apologies for Absence.

03/15

Apologies for absence were received from Parish Councillors David Crossman, Wendy Griggs, Ian Payne and Theresa Williams. District Councillor Judith Hadley.

PLN Declarations of Interest and to consider any written applications for

04/15 dispensations (Agenda Item 4)

Councillor Caroline Sheard declared a non disclosable pecuniary interest in 15/P/1026/F as she was a friend of the applicant.

PLN Public Participation

05/15

A number of members of the public spoke about the concern regarding a second application by Hallam Land Management. In addition other points raised were

The awaited decision by Secretary of State Greg Clarke which was key as NS was becoming overwhelmed with speculative planning applications all of which should not be decided before he has made his judgment.

A referendum on development was requested. The Committee Clerk would liaise with the Parish Clerk about what was required.

It was stated that there were too many homes being proposed in Yatton on agricultural land and how unsustainable this was with an embargo being needed on North End development. A response to a letter sent to NSC from the Parishes of Yatton, Cleeve, Kingston Seymour and Churchill at the end of 2014 had not received a response which was deemed unacceptable. The Committee Clerk would pursue this with the letter's recipients.

The designation of Yatton Parish under the CPRE "Safe Lanes" initiative was raised and the Council was asked to consider endorsing this.

The influx of planning applications would mean a 23% increase in the size of Yatton and that a more joined up cumulative approach was urged as essential to prevent this unsustainable speculative type of development. The Parish Council should continue to fight this on behalf of the village.

District Councillor Jill Iles gave an update of the current position since the election. She was now Vice Chair of the Planning and Regulatory Committee. The Committee would not be looking at any major applications until July as it was hoped the Secretary of State would have made a decision by the end of June and the position with regard to the housing numbers would be clear. There was currently a shortfall in the five year supply of between 1 and 2 thousand though she would seek clarification if this figure included the Yatton applications. There were two key meetings due on 2nd June (to look at the influx of applications in Yatton) and on June 10th to look at the housing numbers, shortfall in five year supply and the approach to be taken to the influx of major applications across NS. She felt there was a shift towards looking at the cumulative impact of applications across the wider area rather than just looking at each one individually. She advised that the second Hallam application would be held to the thirteen week deadline for decision or they would appeal. It seemed the first application would continue to have the decision deadline extended whilst the negotiations with Bloor continued on the roundabout.

Councillor Rhiannon Prys Owen asked what the District Councillor suggested the PC could do in response to the continuing influx. She suggested rekindling the joint parish approach and she agreed to organise a meeting between NSC and any interested members of a joint group of parishes being also targeted by speculative applications. It was to be arranged after 10th June meeting.

Further discussion ensued around if there was a proportionate figure for developments in villages, audit of brown field sites and the employment led approach.

PLN 06/15 To approve and sign minutes of the meetings held on the 28th April 2015.

RESOLVED: that the minutes of the Planning Committee meeting dated 28th April 2015 were confirmed as a correct record (subject to correcting a couple of typing errors) and signed.

PLN 07/15 Notification of Appeals (Agenda Item 7)

At the time the agenda was sent out there were no appeals however the following was received on the day of the meeting.

APP/D0121/Y/15/3004687 – Oakfield, Meeting House Lane, Claverham, BS49 4PB.

Enclose area between main house and dairy with glass roof and end doors. Insert lintel and enlarge opening between kitchen and scullery. Installation of a fireplace to dining room chimney breast. (Original application 14/P/2605/LB).

PLN To consider an open evening on development in the parish, time, venue and 08/15 format.

This meeting was to be organised after the 10th June to allow for any outcomes from the District Councillor's meetings.

**PLN Planning Applications (Agenda Item 9)
09/15**

i) 15/P/0957/F - Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN. Erection of an extension to Phase 3 works, with associated hardstanding, solar panels to roof and drainage infrastructure. Erection of a wind turbine to south of new extension.

RESOLVED: that councillors recommended supporting application 15/P/0957/F for the following reasons.

Reasons for Recommendation. The Parish Council wished to support a business that employs 60% local people though concerns were raised regarding the wind turbine being sited closer to the road and properties. Councillors suggested a condition should be applied in line with the approval of 05/P/2976/F Variation of condition 20 of planning approval 02/P/0451/O regarding the parking entering and leaving and manoeuvring of vehicles at the site. This will prevent the disturbance of neighbouring properties outside normal working hours.

ii) 15/P/0946/O – Hallam Land Management Ltd, Land off North End Road, east of Arnolds Way roundabout. Outline planning permission with details of access for erection of up to 170 dwellings, open space and landscaping including a local equipped area for play, access off North End, associated landscaping, parking, engineering works (including ground re-modelling), site reclamation (including demolition) and infrastructure.

RESOLVED: that councillors unanimously and very strongly recommend **not** supporting application 15/P/0946/O for the following reasons.

Reasons for Recommendation The Parish Council are objecting to this proposal primarily because it is a further development outside the settlement boundary at the North End of the village and will create a range of negative impacts on the social and physical infrastructure in Yatton. The cumulative effect of another development in addition to the approved 150 Bloor homes would have a very serious adverse effect on education and medical provision, the inadequate highways infrastructure and would result in a socially and culturally isolated housing development that no 106 agreement could possibly mitigate.

The Parish Council are fully aware of North Somerset Council's position with regard to the remitted Policy CS13, its impact on the housing number figures to 2026 and the effect this has had on the five year supply of deliverable housing sites making them vulnerable to losing at appeal. The subsequent recent influx of speculative developers submitting planning applications for sites that would be deemed as inappropriate under a fully adopted local plan is symptomatic of this.

Since last year's approval of the Bloor application for 150 dwellings in which policy CS32 was not given significant weight we have seen the application for 80 dwellings on Brinsea Road Congresbury refused with the non-compliance with CS32 being used as one of the reasons for refusal. The inconsistency in the weight being given to this key remitted policy brings the

Parish Council to strongly urge North Somerset Council to apply its non-compliance when reaching a decision on this second even larger application at the North End of the village. It must also be highlighted that since the first application a number of other sites have been or are about to be consulted on within the Parish that would (if approved) amount to an additional 450 dwellings on and above the sites we already knew about. This unprecedented influx of speculative applications should be viewed cumulatively by North Somerset Council and not individually or it will lead to development on such a scale our struggling infrastructure and services will simply be unable cope and the local character and identity of our individual villages will be lost.

This development is not community led and demonstrates no local need or benefit. The Statement of Community Involvement and the consultation process accompanying this application is the same one they used for the first application submitted, it was undertaken by the developer and was carried out in practice, to a minimum. Their statement makes it clear they were under no legal obligation to consult and therefore indicate the process they carried could be deemed as robust by comparison to any obligation to consult. The Parish Council were not included in their leaflet circulation at the time in the village or extended an invitation to the public consultation or indeed contact us at any stage. The lack of communication is reflected by the low number of attendees at their Public Consultation (33) which when compared with the large number of objections on North Somerset Council website is reflective of this.

The National Planning Policy Framework has a key statement that there is to be “presumption in favour of sustainable development”. The Parish Council wish to state that this site is not sustainable and will seek to demonstrate the reasons why.

Travel and Infrastructure

The following comments must be considered in conjunction with the fact that not only is Yatton already having to absorb 150 additional homes to date but that in terms of infrastructure, developments in Yatton and its neighbouring parishes all have a cumulative effect on our roads and therefore should be considered jointly in terms of impact on Highways. This overall strategy and joined up approach to impacts should see the pooling of 106 funding from developments across the affected communities.

- At the time of the first application by Hallam our comments were as follows “The proposed housing access road was located onto a roundabout that North Somerset Highways Department had indicated to the Parish Council was not capable of accommodating any further arms after the Bloor development access arm had been implemented”. However since then a subsequent application has been received from Hallam for a five arm roundabout, which North Somerset Council Highways have now decided can accommodate a further arm, the inconsistency of which is very disappointing.
- The Arnolds Way roundabout is currently used by many heavy goods vehicles allied to adjacent local businesses. The use by this type of transport is due to increase with the building of Smart Systems Phase 3 and new proposed bakery following relocation by Pullin’s bakery (subject to permissions). The additional vehicles and pedestrians generated by a further 170 homes on and above the 150 Bloor homes all utilising the roundabout in conjunction with HGV’s is unacceptable in terms of road safety. The residents would have great difficulty crossing both Arnolds Way and North End Road from the proposed site with high volumes of traffic and without the provision of a controlled crossing.

- It is noted that this new application has introduced an extension of the 30mph speed limit to incorporate the approaches to the roundabout from the Clevedon direction. The Parish Council suggested this in the comments submitted with the first application and whilst this is positive would prefer to see the 30mph limit set further out towards Clevedon than suggested in the interests of road safety.
- The B3133 is already suffering under high volumes of traffic with 900 vehicles recently recorded by Speedwatch between 8.00 a.m. & 9.00 a.m. and in the event of the M5 being shut the road becomes gridlocked. It should also be noted that the traffic surveys conducted by the developer were undertaken in the winter months rather than in the summer when traffic volumes peak as tourists flock to the south west. The increased volume of traffic of 2 new large estates would bring, in addition to the existing number of vehicles using the route, an unacceptable and unsustainable impact.
- The proposed development being sited over 1 km from village amenities and only narrow pavements along the road into the centre will lead in reality to most residents using cars to access the facilities putting additional pressure on the road itself and exacerbating the existing parking problems around the schools, surgery and shops. It will also lead to high levels of out commuting, impacting very negatively on the Smallway crossroads as well as the network of lanes and side roads around the area as motorists seek back routes to avoid the congestion.
- Although traffic management internal to the site 'will be designed to create a safe travel environment for all the road users, particularly facilitating easy access by foot and cycle' there has been little or no consideration given to the impact of such a development on the poor road and footpath infrastructure throughout the village. The proposed Travel Plan is a retrospective document that includes the appointment of a Travel Plan Coordinator (TPC) who will undertake reviews following the construction of the proposed development when all the damage has been done to what is an already 'creaking' highways infrastructure.
- The Transport Assessment is also very misleading as the photographs taken would suggest that no vehicles travel through the village, other than local bus services and all the footpaths are safe and adequate. The photographs in **Appendix 1** clearly show the current problems of transport management and poor infrastructure before any housing developments and community concerns were presented to Matt Grist a co-author of the TA.
- The impact of providing additional transport to schools was also a consideration as they would be using school buses to both secondary and primary schools as it was unlikely that children will be accommodated at Yatton schools.

Local Services and Amenities

The comments below were submitted under the Bloor planning application and therefore the additional proposed 170 homes in Yatton and further development potentially at Yatton, Claverham and Congresbury cannot be sustained by the existing already overstretched services.

- The local infant and junior schools were at full capacity prior to the Bloor application with overcrowded classes (36 pupils per class) and no buildings onsite adaptable for use as classrooms. They have been told categorically that North Somerset Council

have no available funds now or in the foreseeable future to provide any new classrooms to accommodate additional pupil numbers. Therefore further to the school site provision under the Bloor Homes 106 negotiations the Parish Council urges North Somerset Council to seek pooling of any future 106 contributions to progress the provision of an infant/junior school at North End. This would not only meet educational provision for the future under Policy CS25 but also add some level of community to what may be housing development on the scale of a village in its own right.

- The Medical Practice is currently stretched, with long appointment waiting times and no scope to extend their building within the current location. It also serves the neighbouring village of Congresbury (also a service village), should there be any additional large scale development in either one or potentially both villages the surgery would find maintaining a satisfactory level of service for residents impossible. There have also been indications that there is a possible scheme to merge Yeo Vale Medical Practice with Wrington Vale Medical Practice. Should that result in the closure of a surgery or the reduction in surgery hours the impact on the remaining facilities would further exacerbate the existing problems with medical provision and traffic/parking within the village. The proposed development was contrary to Policy CS26 and the Parish Council wished to urge North Somerset Council to seek mitigation in order to comply with CS26 - 3.326.

Employment

- The development would lead to high levels of out-commuting as the Parish is going to see the loss of several employers in the next few years with Oxford Instruments, Plantforce and UTC Aerospace Systems Ltd seeking to relocate elsewhere. However they did mainly represent in commuting as the specialist skills they required could not be sourced locally. The creation of another large dormitory estate is further evidence that the site is unsustainable as well as contrary to Policy CS20.
- There is no evidence from the Developer that an additional 170 houses would bring sustainable employment to the Parish. Building the houses would provide limited short term employment during construction, which on completion, would cease.

Further considerations

- Wessex Water catchment for Kingston Seymour Pumping Station is wide and encompasses Clevedon, Nailsea, Kingston Seymour, Backwell, Flax Bourton, Tickenham, Wraxall and Yatton. New developments across this area will necessitate additional lorry movements that could lead to a level that is beyond what is under current agreements.

iii) 15/P/0886/CUPA – Miss K Britten, The Old Stables, Cadbury Farm, 29, Cadbury Farm Road, Yatton, BS49 4HW. Prior approval for the change of use of agricultural building and land to residential dwelling (C3). Operational development to include installation of doors and windows and improvement of walls and roof.

RESOLVED: that councillors recommended supporting application 15/P/0886/CUPA for the following reasons.

Reasons for Recommendation. The change of use of the building had no detrimental impact on the street scene and would bring a redundant farm building back into use again.

**** The Chair suggested that agenda item 9 x) be heard next to allow the application representative to hear the Committee decision and leave the meeting early. All members agreed to this.**

x) 15/P/1076/F – Mr I Squire, Claverham Farm, Streamcross, Claverham, BS49 4QB.
Erection of a single storey side extension including new doors and windows and retrospective installation of solar panels on detached garage.

RESOLVED: that councillors recommended unanimously supporting application 15/P/1076/F for the following reasons.

Reasons for Recommendation. The proposed extension was single storey and had no detrimental impact on the neighbouring properties or the surrounding area. It was in keeping with the existing building in terms of design and the materials to be used.

iv) 15/P/0843/F – Mr Kingscott, Glen Gariff, Jasmine Lane, Claverham, BS49 4PY.
Erection of a porch to the south west elevation and single storey extension and a solarium.

RESOLVED: that councillors recommended supporting application 15/P/0843/F for the following reasons.

Reasons for Recommendation. The extensions were sited on a large plot and would not have a negative impact on the street scene or neighbouring residents.

v) 15/P/0854/ADV - The Co-operative Food Group, High Street, Yatton, BS49 4EG.
Display 9 signs: 5 illuminated fascia signs and 1 illuminated totem sign.

RESOLVED: that councillors recommended unanimously supporting application 15/P/0854/ADV for the following reasons.

Reasons for Recommendation. The proposed signage was similar to what was largely in place already and Councillors considered it was an appropriate use of signage for the store.

vi) 15/P/0927/HHPA – Rebecca Garey and Mr J Lee, 49, High Street, Claverham, BS49 4NE. Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 5.3 metres; 2) have a maximum height of 3.3 metres and 3) have eaves that are 3 metres high.

RESOLVED: that councillors recommended unanimously supporting application 15/P/0927/HHPA for the following reasons.

Reasons for Recommendation. The extension was within the specified limits for an HHPA application.

vii) 15/P/1012/MMA - Mr C Toogood, Claverham House, Streamcross, Claverham BS49 4QD. Minor material amendment to planning permission 13/P/2410/F (Erection of a single storey side/rear extension and internal alterations to dwelling) to increase the internal floor level of the kitchen and the external floor level of the patio with the installation of a ramp.

RESOLVED: that councillors recommended unanimously supporting application 15/P/1012/MMA for the following reasons.

Reasons for Recommendation. The amendment was an essential adaption of the building to improve accessibility for the residents and was of an attractive design appropriate for the building.

**** Councillor Caroline Sheard did not take part in the next item as she had declared a non-disclosable interest in the application.**

viii) 15/P/1026/F – Mrs Barnes, 16, Horsecastle Farm Road, Yatton, BS49 4QQ. Erection of a porch and convert garage to habitable accommodation.

RESOLVED: that councillors recommended unanimously supporting application 15/P/1026/F for the following reasons.

Reasons for Recommendation. The porch and garage conversion were considered acceptable. The proposal did not have a negative impact on neighbouring property or the street scene.

ix) 15/P/1044/F – Mr Harris, 20a, High Street, Yatton, BS49 4JA. Replacement of windows.

RESOLVED: that councillors recommended unanimously to refer the decision of application 15/P/1044/F to North Somerset Council's conservation officer.

xi) 15/P/1043/HHPA – Ms S Mayhew, 115, Stowey Road, Yatton, BS49 4EB – Prior approval request for the erection of a single storey rear that would 1) extend beyond the rear wall of the original house by 3.5 metres 2) have a max height of 3.2 metres and 3) have eaves that are 2.6 metres.

RESOLVED: that councillors recommended unanimously supporting application 15/P/1043/HHPA for the following reasons.

Reasons for Recommendation. The extension was within the specified limits for an HHPA application.

PLN Clerks Report 10/15

Notification of Planning Applications Approved by North Somerset Council.

- i) 15/P/0688/LB – Mr R George, 1, Laurel Terrace, Yatton, BS49 4AF. Internal and external alterations to ground and first floor existing rear extension to create a shower room at ground floor level and block up No1 external door.
- ii) 15/P/0713/F – Mrs Simpson, 15, Moorside, Yatton, BS49 4RL. Erection of a first floor extension over existing garage and conversion of garage into bedroom.
- iii) 14/P/1914/F2 – Smart Systems Ltd, land off Wemberham Lane. Yatton, BS49 4QN. Erection of a new industrial portal framed building to Smart Systems Ltd which includes extrusion line, packing line and vertical paint plant, together with associated hardstanding service yard, micro generation of energy on-site via means of 2no. wind turbines and drainage infrastructure works.
- iv) 15/P/0728/F – Messrs Woodward & L McIntosh, 15, Ashleigh Crescent, Yatton, BS49 4DF. Replace flat roofs on dormers with pitched roofs at first floor level and pitched roof to garage at ground floor level.

Notification of Planning Applications Withdrawn by North Somerset Council.

i) 15/P/0630/F – Mr R George, 9, Ashleigh Crescent, BS49 4DF. Erection of a detached double garage to rear following demolition of existing attached side garage.

General items of Information.

- i) The draft minutes of the Airport Consultative Committee held 29th April 2015 had been received and were available to view in the Parish Office.
- ii) Members agreed to invite a prospective developer of land off High Street Claverham to present at the next planning meeting.
- iii) The Committee Clerk checked all members had received notification of the public consultation by Taylor Wimpey for land off Stowey Road, Yatton 5th June in Yatton Village Hall.

PLN Future Agenda Items for Consideration.

11/15

Affordable Housing updates.

The facility to collate data from neighbourhood planning consultations.

Neighbourhood Plans

Local referendum

Open Evening