

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 27<sup>th</sup> October 2014**

Held at Horsecastle Chapel, Horsecastle Farm Road, Yatton.

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.30 p.m.

**Present:** Councillors David Crossman, Wendy Griggs, Robert Jenner, Ian Payne, Mike Petersen, Rhiannon Prys-Owen, Caroline Sheard, Jean Watson, Viv Wathen.

**Also Present:** 50-55 members of the public, District Councillor Jill Iles & Tony Moulin, 2 representatives from Hallam Land Management and Aleana Baird (assistant).

\*\*\*\* The agenda was changed to allow the presentation by Hallam Land Management to commence prior to Public Participation.

**A presentation by Hallam Land Management Ltd on their outline planning application 14/P/2017/O for 170 homes on land off North End Road, east of Arnolds Way roundabout Outline 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.**

An informal question and answer session followed on from the presentation by Hallam Land Management which allowed all members of the public to share their views.

**FOR DECISION**

**PLN Apologies for Absence.**

**47/14**

Apologies for absence were received from Parish Councillors Maurice Blunsdon, Jonathan Edwards, Martyn Hooper, Theresa Williams and Roger Wood.

**PLN Declarations of Interest and to consider any written applications for**

**48/14 dispensations (Agenda Item 2)**

**NONE**

**PLN Public Participation**

**49/14**

A member of the public queried how the Parish Council had publicized the application and felt more people would have attended if they had known. A request was made of the Parish Council to ascertain if it was possible extend the time limit for commenting on the application; the District Councillors present were to pursue this with the planning case officer and inform the Committee Clerk in order for it to be publicized.

**PLN 50/14 To approve and sign minutes of the meetings held on the 24th October 2014.**

**\*\*The minutes had not been completed.**

**PLN 51/14 Notification of Appeals (Agenda Item 5)**  
NONE

**PLN 52/14 Planning Applications (Agenda Item 6)**

The Clerk had made all planning application history available for additional information to all committee members.

**i) 14/P/2017/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 recommended **not** supporting application 14/P/2017/O for the following reasons.

**Reasons for Recommendation** The Parish Council were objecting to this proposal primarily because it was 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 affect 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. Therefore only policies that have **not** been re-mitted and are within the adopted sections of the Core Strategy are quoted within our comments.

This development was not community led and demonstrates no local need or benefit. The developer was unable to answer questions at the Parish Planning meeting regarding what the wider community benefits, new opportunities, compelling benefits and economic growth of Yatton would be they mention in their "Planning Statement" under 1.35, 1.46, 2.22, 4.40 and 4.38.

The Statement of Community Involvement and the consultation process undertaken by this developer were 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 in the village or extended an invitation to the public consultation or indeed contact us at any stage.

They attended our planning meeting at our invitation. 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 was 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.**

- 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.
- The Arnolds Way roundabout is currently used by many heavy goods vehicles allied to adjacent local businesses. The use by this type of transport was 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 was 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.
- The speed limit of 40 mph that was currently in place along the approaches to the proposed development from the village centre should be reduced to 30 mph and re-instated on the Clevedon side of the development for interests of road safety.
- The B3133 was already suffering under high volumes of traffic with 800 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.

- 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 a further development potentially in Congresbury cannot be sustained by the existing 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 make educational provision for the future under Policy CS25 but also add some level of community to what maybe jointly a housing development on the scale of a village in its own right.
- The doctor's surgery 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. 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 was 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.

### **Further considerations**

- The brief details of design in the application's Design & Access Statement 3.7 and 4.3 were not considered in character with the village and it was considered that locating the play area at the site entrance was not a preferable location; see 1.43/3.8 Design & Access Statement.
- 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.

**PLN To consider appointing a sub-committee to comment on issues relating  
53/14 to major housing development**

**RESOLVED:** to appoint a sub-committee to comment on issues relating to major housing development with members as follows, Councillors David Crossman, Robert Jenner, Theresa Williams, Jean Watson, Rhiannon Prys-Owen and Wendy Griggs. The sub-committee were to meet on Monday 3<sup>rd</sup> November in the Library 10.00 a.m. to discuss the 106 requests for the Hallam application.

**PLN Clerks Report**

**54/14**

**Notification of Planning Applications Approved by North Somerset.  
Council.**

NONE

**General Items of Information.**

NONE

**PLN Future Agenda Items for Consideration.**

**55/14**

The former Jewson's Site

Strategic Gap at North End.

Affordable Housing updates.

What can be done to mitigate the loss of influence resulting from the change from area committees to one P&R Committee?

Housing Strategy.