

# YATTON



**Annual Parish Meeting**  
**March 24<sup>th</sup>, 2025**

Photo credit: Chris Holloway, Facebook

# Grounds Team 2025

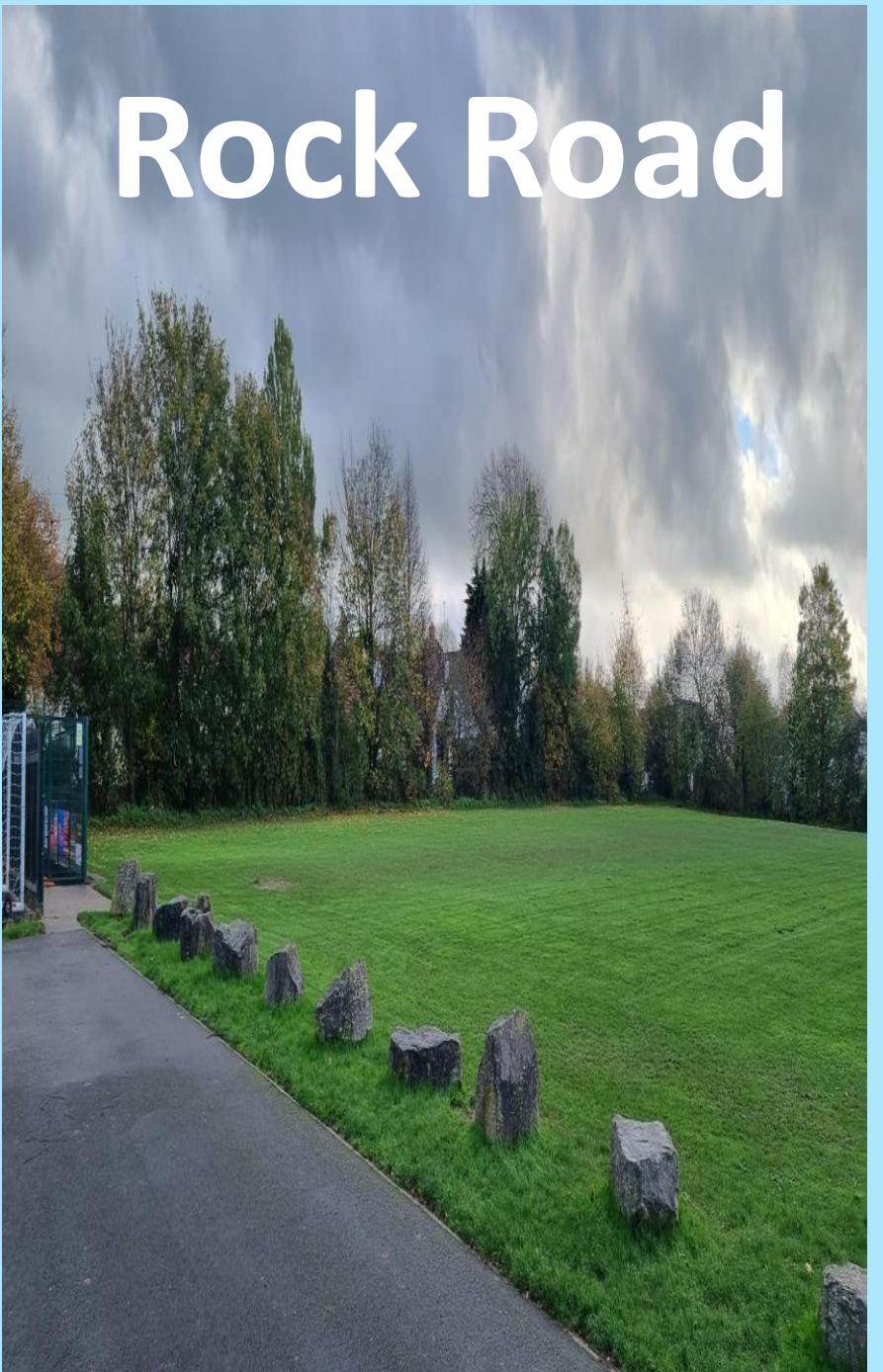








# Rock Road



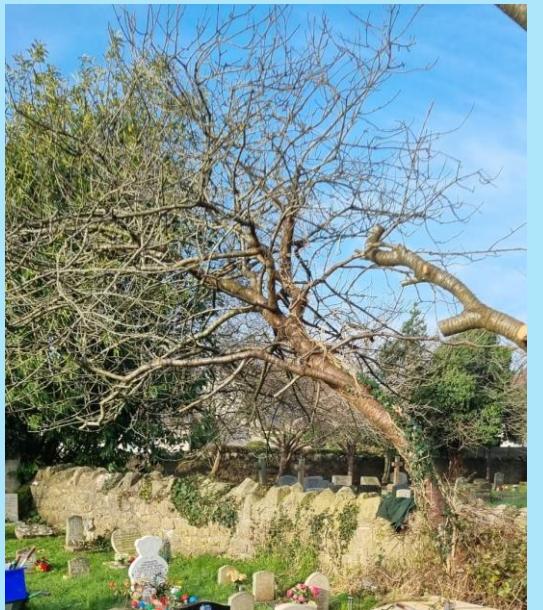
# Broadcroft





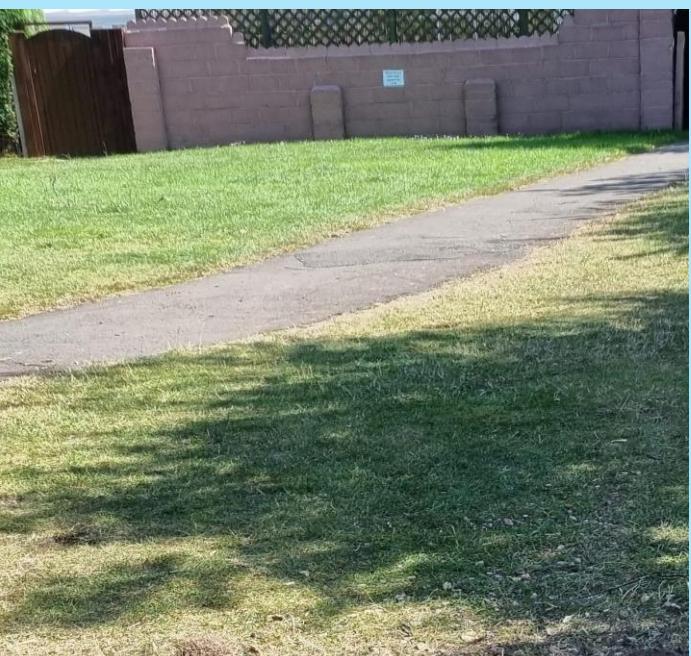
# Glebelands

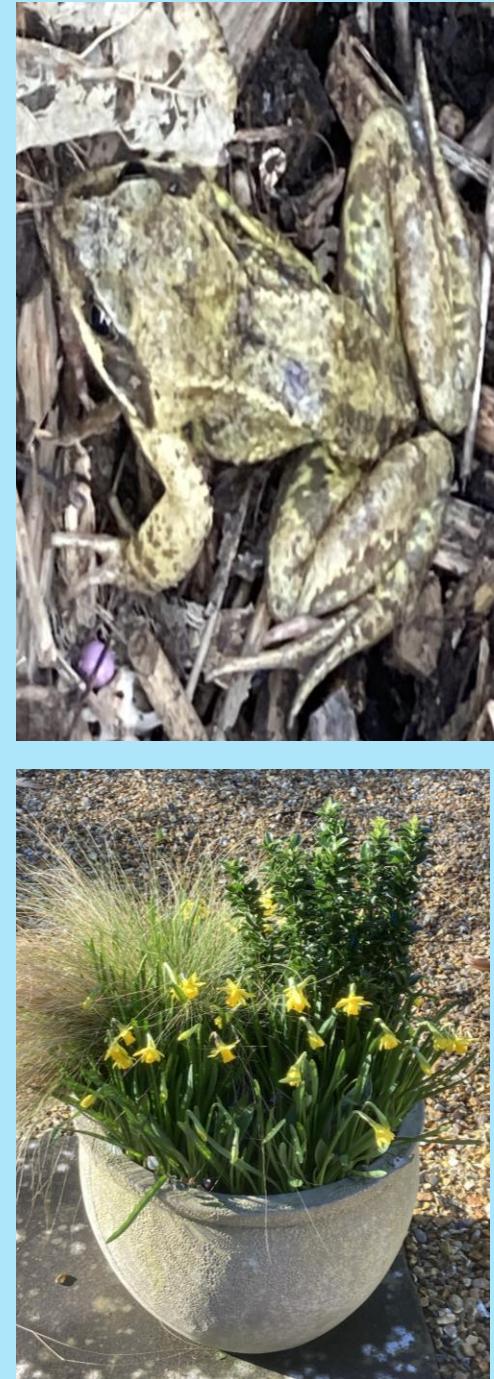




# Allotments









# Community

# Report from Yatton Parish Council Chair

# Thank Yous

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Aleana Baird  
Jill Bradbury  
Lucy Kehoe

OFFICE

Jeff Shipway  
Megan Thurgur

GROUNDS

Andy Warren  
Clive Fletcher

ORDERLIES

John Harris

CADBURY HILL

# Thank Yous

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**Peter Lomas**

Vice-Chair of Parish Council  
Chair of Finance Committee

**Robert Jenner**

Chair of Amenities Committee

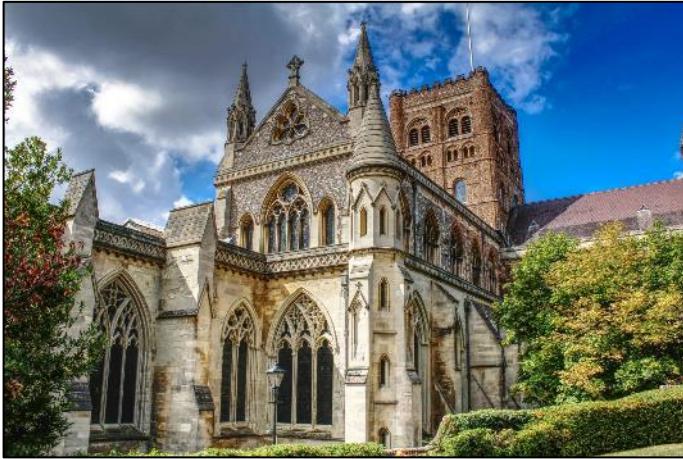
**Steve Humphrey**

Chair of Planning Committee

# My Story

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Grew up in St Albans, Hertfordshire



First proper job: May & Baker Pharmaceuticals, Dagenham



# My Story

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University of Washington, Seattle



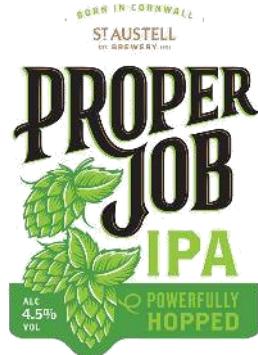
Bristol Heart Institute, University of Bristol



# My Story

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Retirement



Joined Yatton Parish Council in 2014

David Crossman	Crispin Taylor
Theresa Mullan	Aleana Baird
Jonathan Edwards	

# Yatton Parish Council

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**Gordon Gibson**  
**Nick Adams**



None

# **Yatton Parish Council**

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**R.I.P.**

**Ray Lovejoy**

Volunteer jobs, especially clearing up along the High Street

**Allan Attwood**

Chairman 1974-1976

## Funding

- Developer contributions from Chestnut Park and Eaton Park
- **Had** to be spent on safety improvements

## Design and Planning

- First meeting: July 25, 2016
- 8 years and 8 months

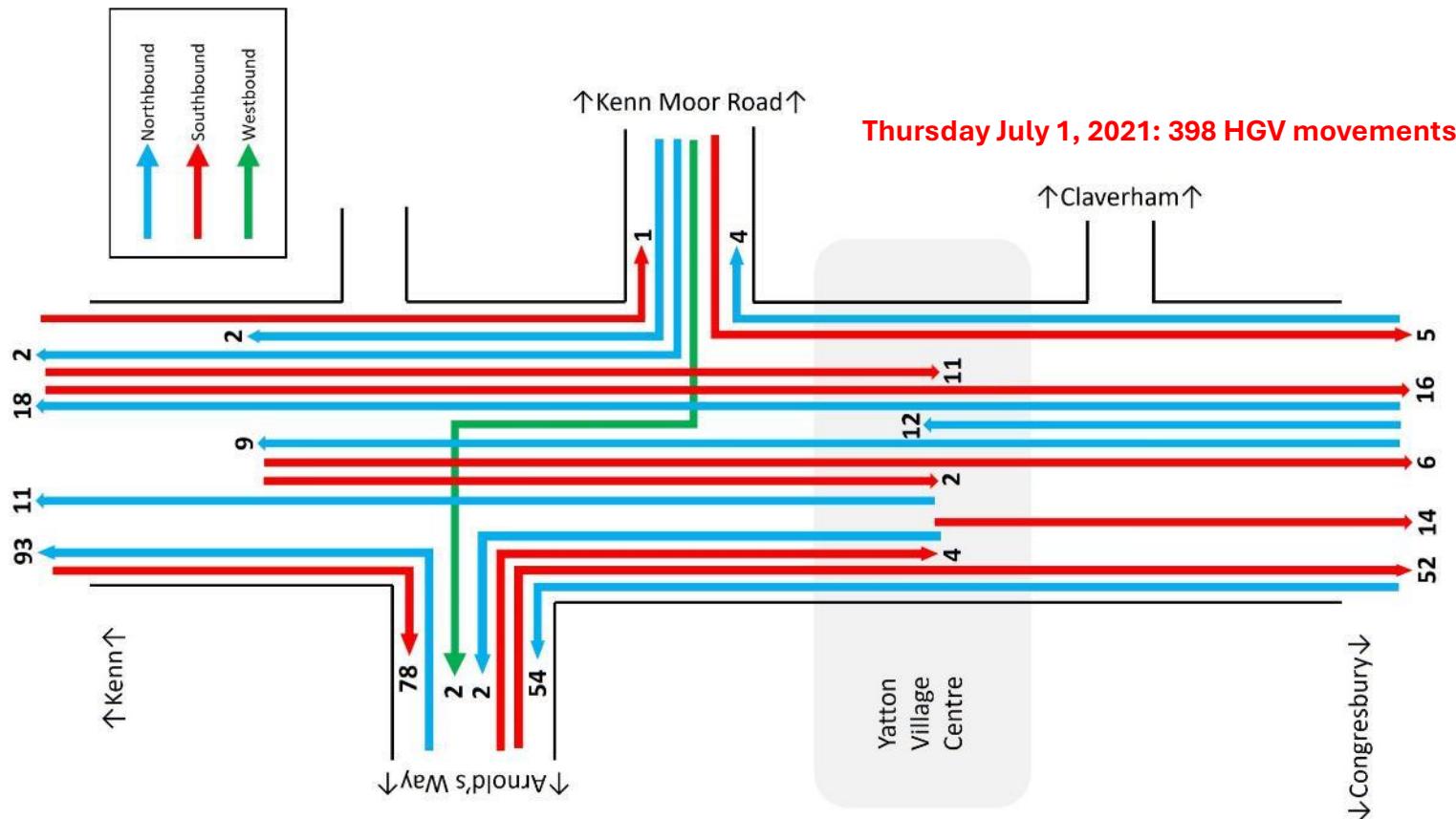


# Yatton High Street Safety



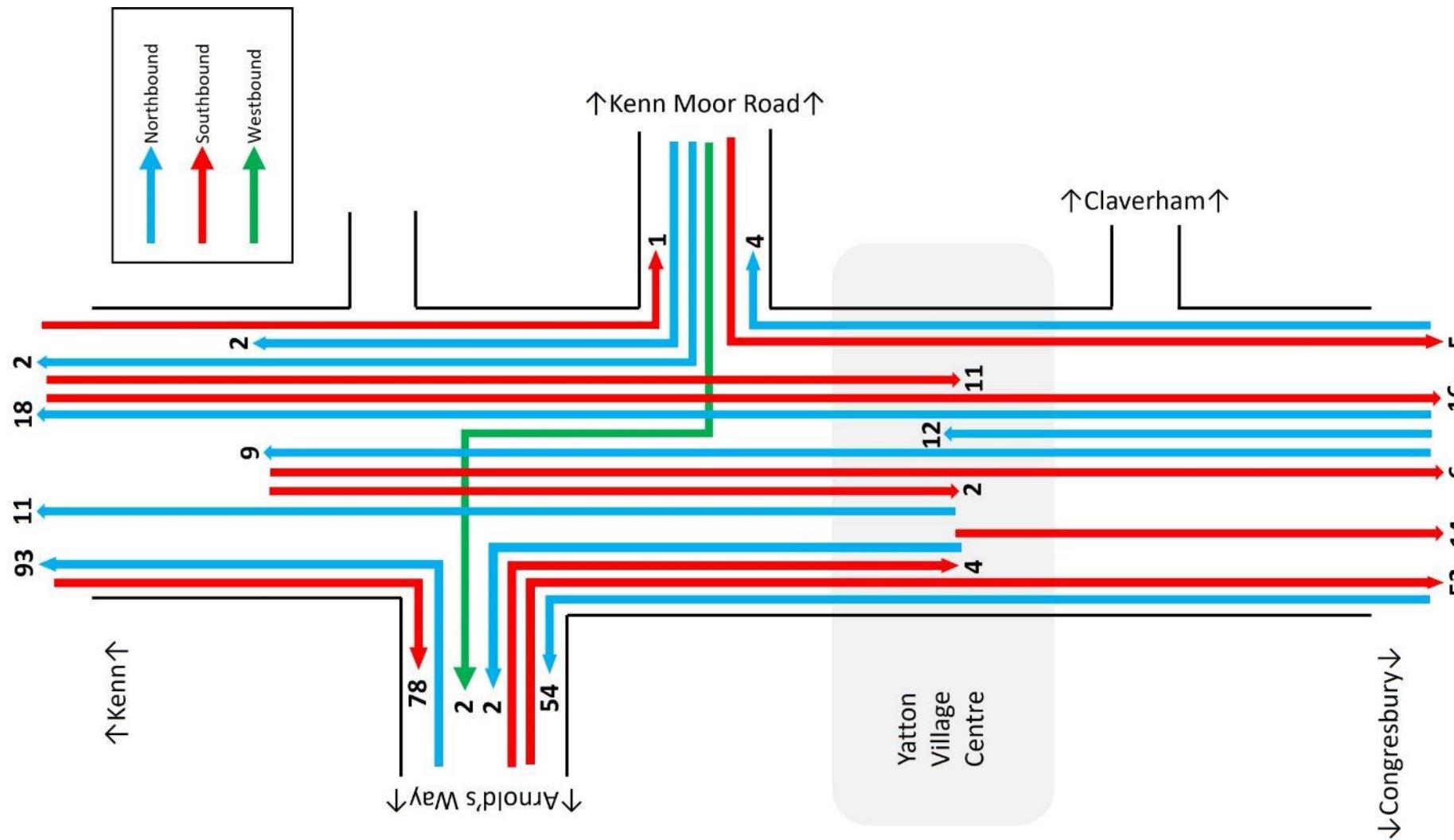
## HGVs

- High levels of concern expressed by residents
- >95% of HGV journeys along the High Street are for access



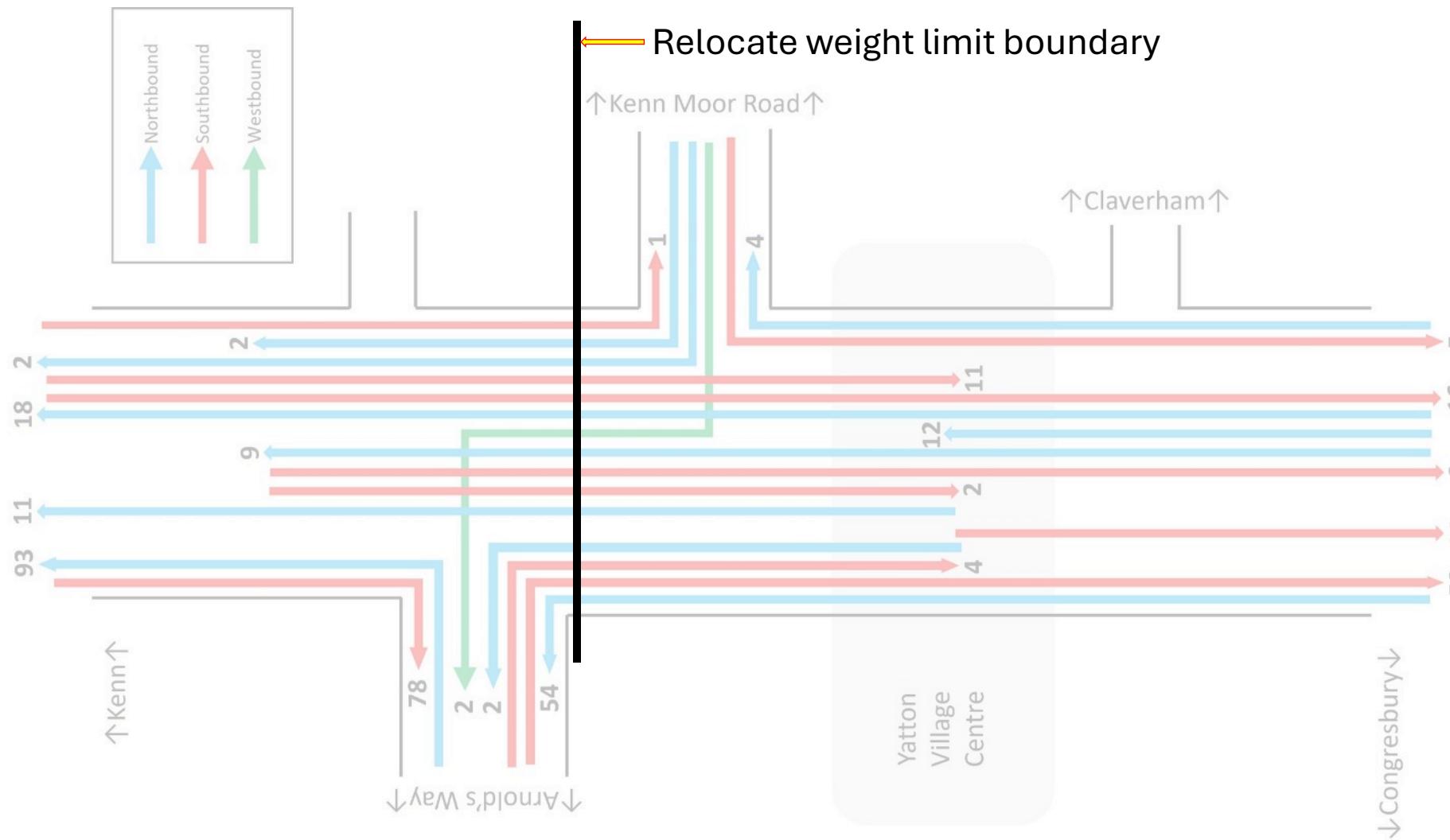


# Yatton High Street Safety





# Yatton High Street Safety



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# Yatton High Street Safety

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## Frost Hill Speed Indicator Device

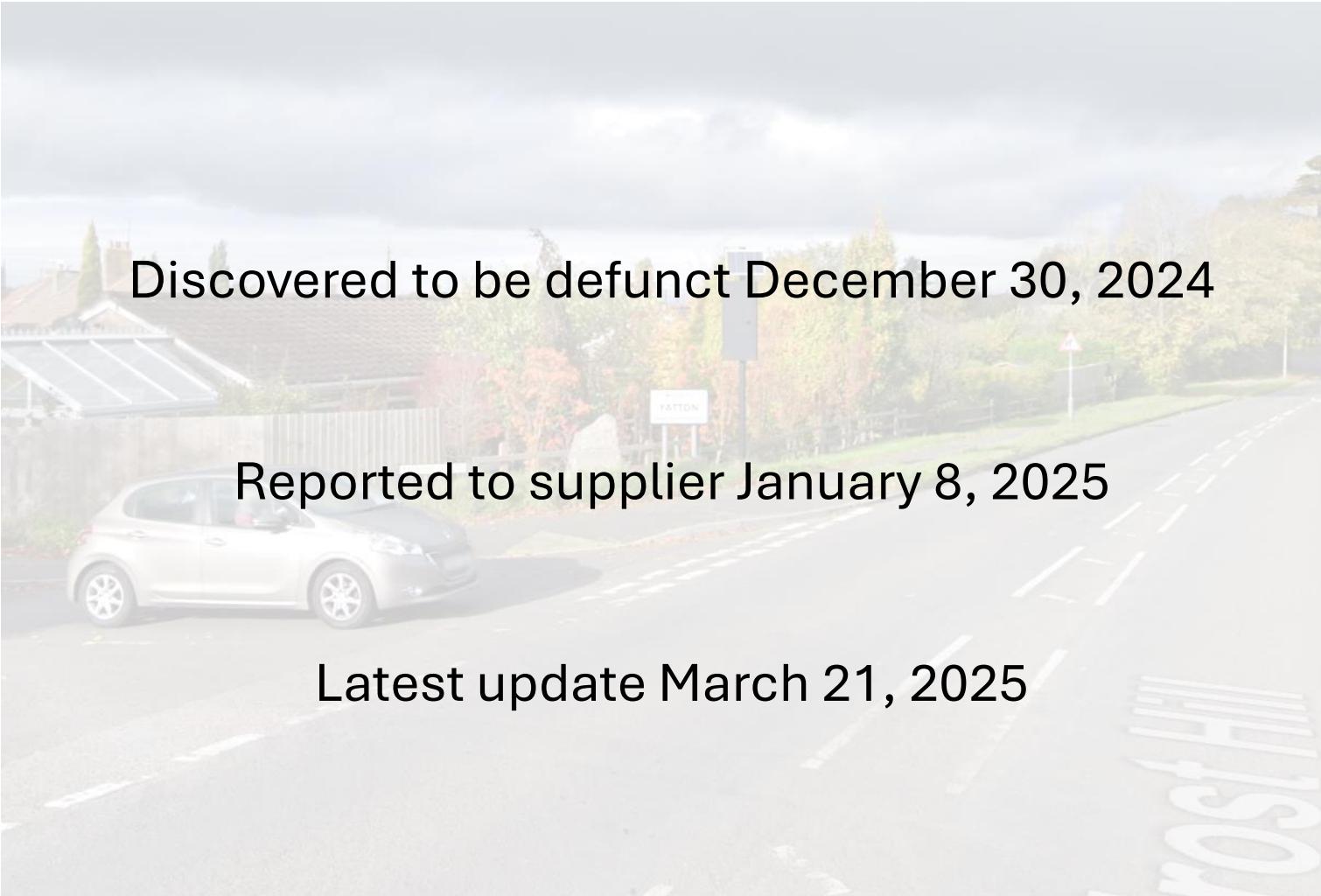


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# Yatton High Street Safety

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## Frost Hill Speed Indicator Device



Discovered to be defunct December 30, 2024

Reported to supplier January 8, 2025

Latest update March 21, 2025

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# Claverham Road Safety

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## Speed Indicator Devices

Yatton Parish Council:



Speedwatch:



Avon and Somerset Police:

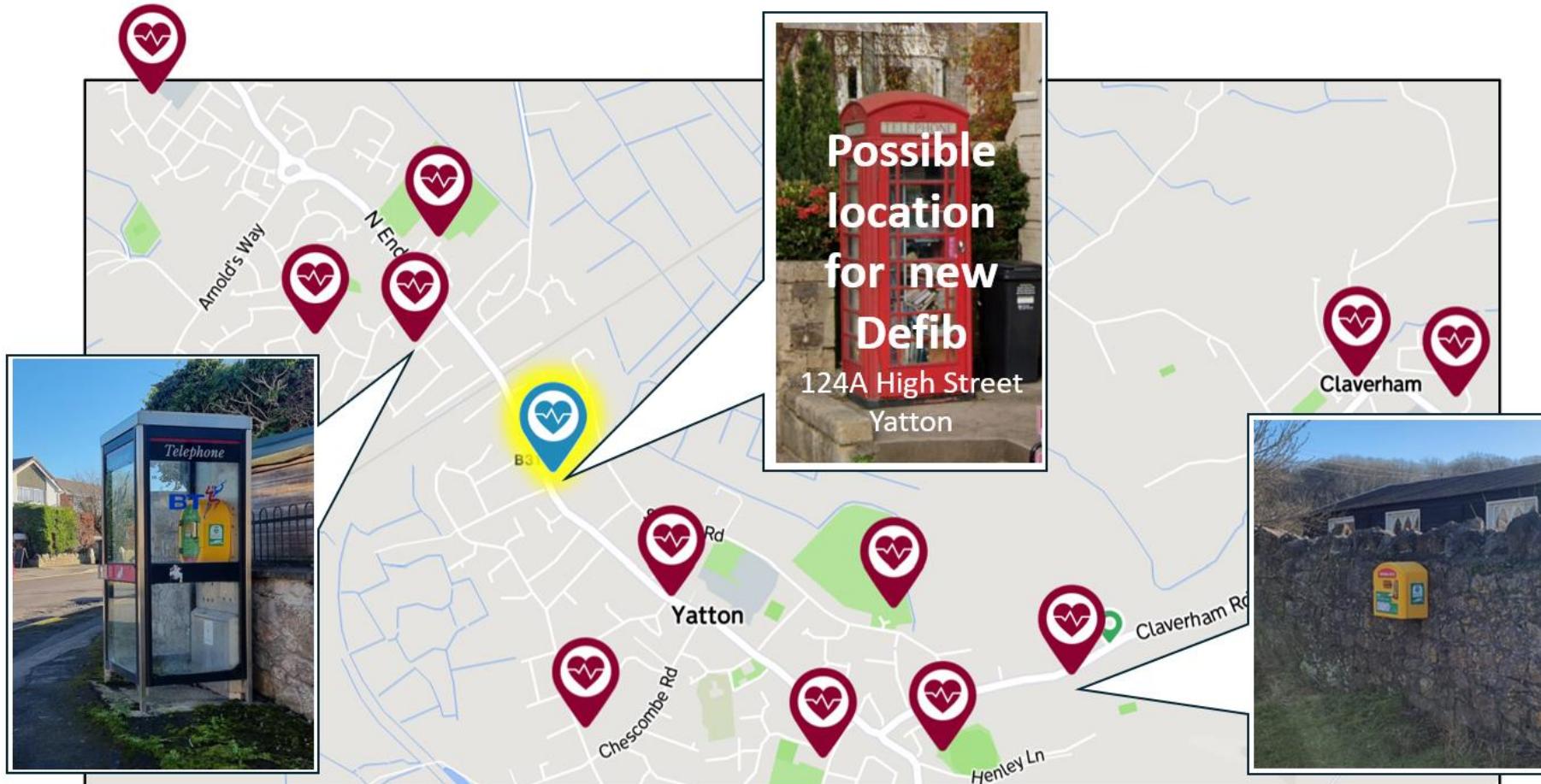


North Somerset Council:



# Heart Revivers

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Location of 24 hour public access defibrillators in Yatton and Claverham

# Planning Applications

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Moor Road

Rectory Farm

The Batch

# The Batch Appeal

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Planning Inspectorate

## Appeal Decision

Inquiry opened on 24 September 2024

Site visit made on 24 September 2024

by David Prentis BA BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18<sup>th</sup> March 2025

**Appeal Ref: APP/D0121/W/24/3343144**

**Land at Rectory Farm (North), Chescombe Road, Yatton BS49 4BZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
- The appeal is made by Persimmon Homes Severn Valley against North Somerset Council.
- The application reference is 23/P/0664/OUT.
- The development proposed is an outline planning application for the development of up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, up to 500 sqm Class E floorspace, allotments, car parking, earthworks to facilitate sustainable drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, layout, appearance and landscaping) reserved for subsequent approval.

## Decision

1. The appeal is allowed and outline planning permission is granted for the development of up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, up to 500 sqm Class E floorspace, allotments, car parking, earthworks to facilitate sustainable drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, layout, appearance and landscaping) reserved for subsequent approval. The permission relates to Land at Rectory Farm (North), Chescombe Road, Yatton, BS49 4BZ and is in accordance with the terms of the application, Ref 23/P/0664/OUT, subject to the conditions in the attached schedule.

# The Batch Appeal

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Planning Inspectorate

## Appeal Decision

Inquiry opened on 24 September 2024

Site visit made on 24 September 2024

by David Prentis BA BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18<sup>th</sup> March 2025

Appeal Ref: APP/D0121/W/24/334314

Land at Rectory Farm (North), Chescombe Road, Yatton BS49 4BZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for outline

## 1. The appeal is allowed and outline planning permission is granted for the development of up to 190no. homes (including 50% affordable homes)

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# Planning Applications

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Moor Road

Rectory Farm

The Batch

Stowey Park

Claverham “North” Field

# Planning Applications

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## Planning and Infrastructure Bill

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[AS INTRODUCED]

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# Bus Services

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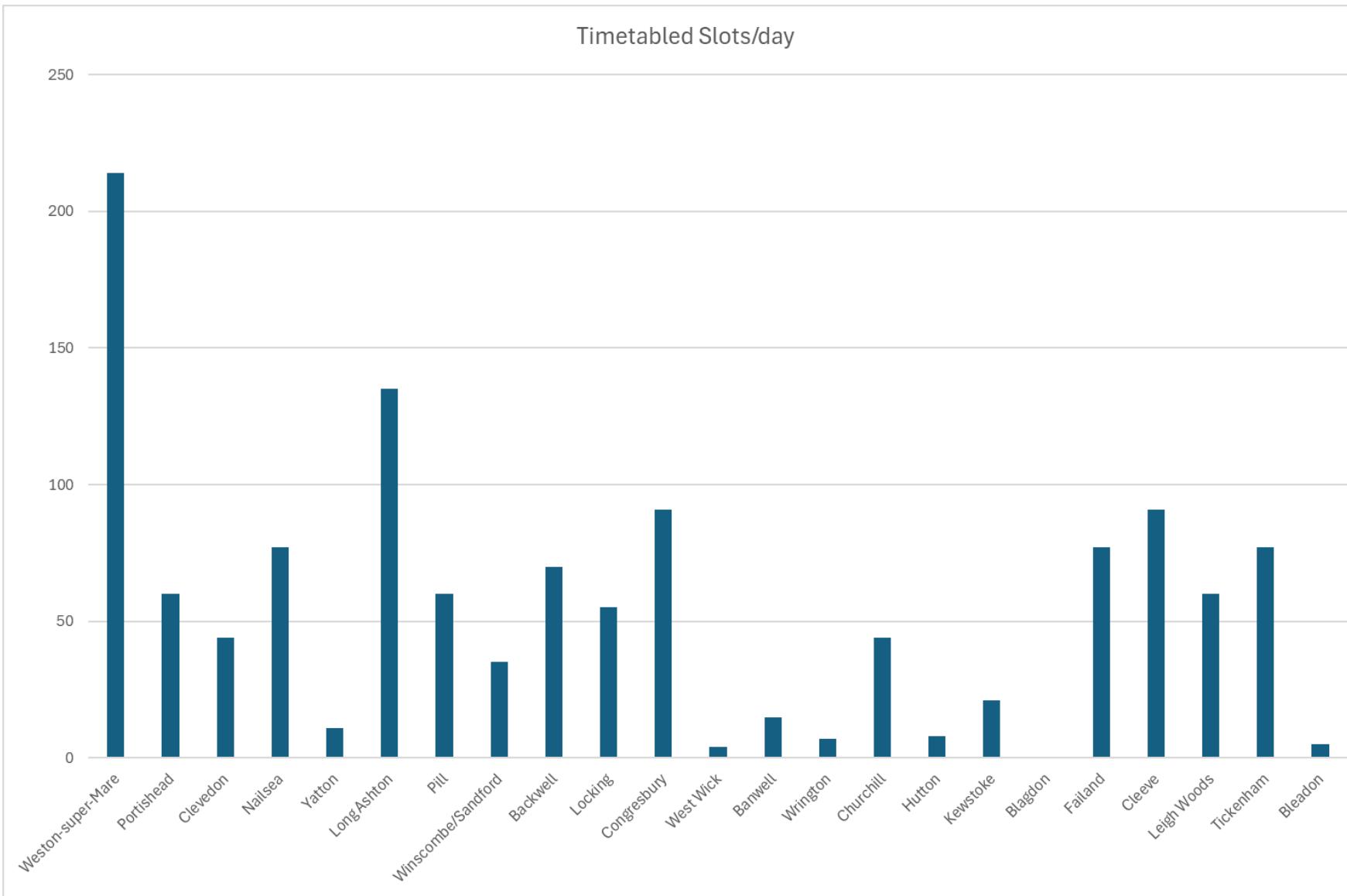
X5 stops in April

X11 instead



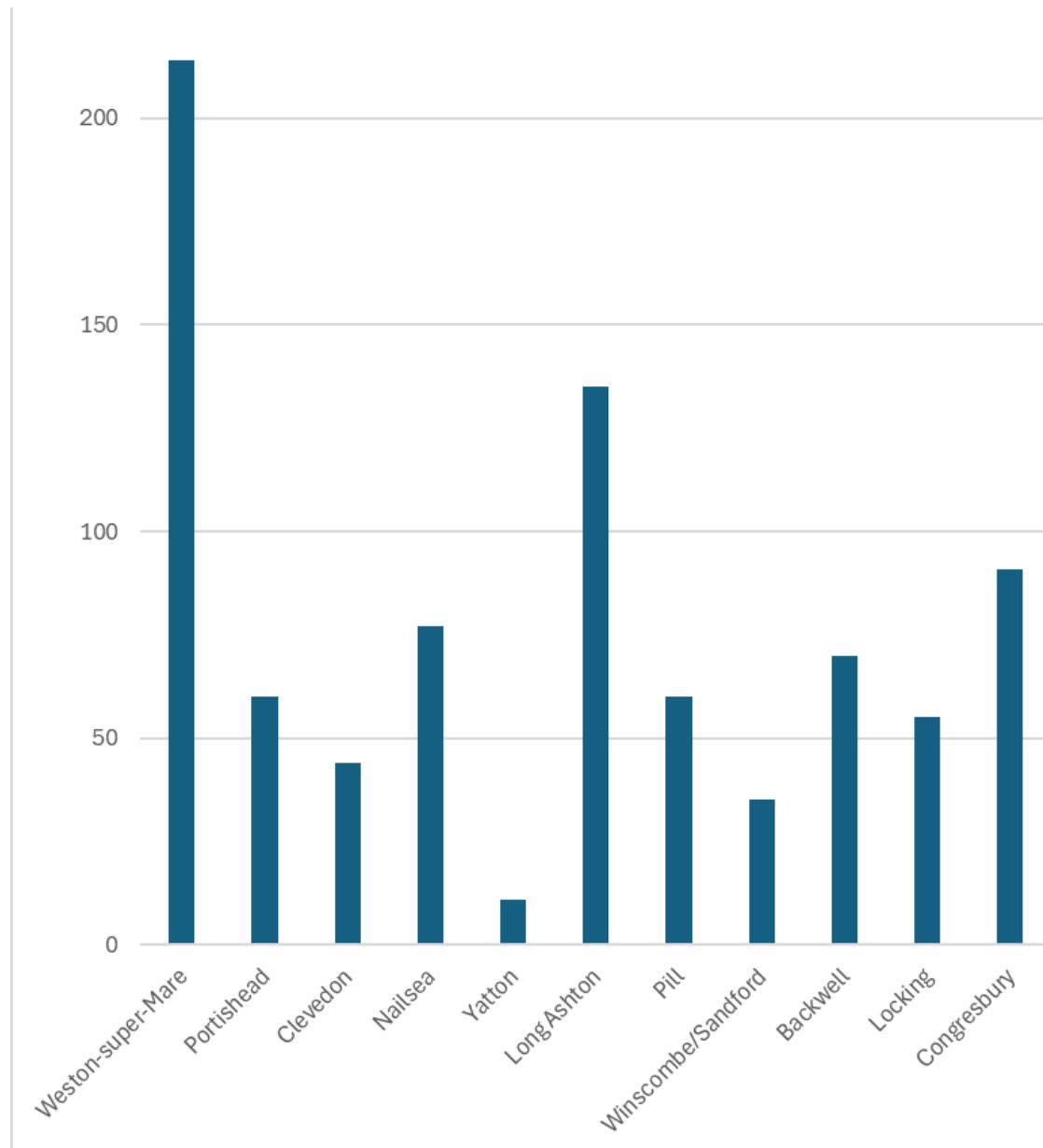
# Bus Services

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# Bus Services

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# Glebelands

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“Outstanding” – yet again!



# Cadbury Hill

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Memorial oaks thriving:  
planted 7th March, 2022 in preparation for the Queen's Jubilee

# New Cemetery



# New Cemetery

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# Thank Yous

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Aleana Baird  
Jill Bradbury  
Lucy Kehoe

OFFICE

Jeff Shipway  
Megan Thurgur

GROUNDS

Andy Warren  
Clive Fletcher

ORDERLIES

John Harris

CADBURY HILL

# Community Group Reports



# The Strawberry Line Café and Cycle Project



# A quick reminder of who we are:

- We are a small CIC based at Yatton Railway Station in North Somerset. Our project was established in 2008, with the opening of our Cafe in 2010. In 2020 we opened our Cycle Project. The overriding aim of our project is to provide adults and young people with learning disabilities or additional needs, paid employment and vocational opportunities. We do this through the provision of facilities for the wider community. Over 50% of our paid staff team would self-identify as having additional needs. In addition to that, we provide learning work placements for many young people with learning disabilities or additional needs, allowing them the opportunity to develop their skills for work in real business settings.

# Inclusive Cycling:

- Inclusive Cycling, a weekly drop-in session between 10am-4pm for riders with disabilities to access our fleet at no charge. This session enables people to access our bikes and enjoy cycling with their families, friends, carers or support team. It has been fantastic to see our riders return each week, seeing their skills develop and them enjoy the seasons changing while they embrace outdoor exercise.



# After-School Cycle Club for Young people with SEN.

- This weekly activity sees a group of young people accompanied by our Ride leaders. Developing not only their cycling skills but also their social networks, creating friendships while they cycle. While the young people are out cycling and enjoying the cycle path, our café is open for their parents to sit, relax and chat. We have witnessed not only friendships develop between the riders but also their parents, who often seek support from one another, as they help their child with SEN find their way through the education system and their teenage years.

# Saturday learn to ride lessons for children with additional needs.

- These half hour lessons for children with one of our team, were developed in response to feedback from our other activities. We have, since September 2023 taught 16 young children with additional needs to ride bikes and helped many others gain the coordination to ride trikes. The response to these lessons has been tremendous. When we launched them, we had a large waiting list. Many of the riders moved on from these lessons to joining our After-school lessons, so they clearly demonstrate routes of progression in cycling. The response from the riders has been visible to see and feedback from parents has been overwhelming, particularly from those who thought they may never witness their child ride a bike. Please see the additional feedback for this.

# Weekly Supported sessions for adults with learning disabilities

- We have been joined 4 times a week by residents of local settings for adults with learning disabilities. We have seen a great variety of skills and abilities in these groups, some riders joining us already able to ride a two-wheel bike, while others started their journey on co-riders and have progressed their skills, now riding trikes. One setting joins us every Thursday morning, come rain or shine and the value for their riders has been vast. They support people with neuro-diversity, people who struggle to access indoor exercise because of the sensory impact on them. Finding a way to exercise, in a safe calming environment has been invaluable to them, something their staff team are very positive to be involved with.



# Supported School Sessions

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- We have hosted sessions for local schools, in particular SEN schools, on a weekly basis. The pupils are supported to experience cycling using a variety of bikes. Some of these young riders are non-verbal and have profound physical disabilities. By working alongside the school staff, we are able to ensure we understand the child's abilities and wishes for the sessions. It also enabled us to provide 1:1 delivery for the groups. These sessions are a good example of seeing that skills development varies but that it is valuable to the individual involved. We have supported young riders to develop the ability to pedal, to steer, to brake – learning the key principles for cycling, bit by bit and at their pace.



# Cycle Activity Days

- Working with local youth services, such as YMCA, Bristol Children's Hospital and Bristol City Council, we have delivered several Cycle Activity days to young people. These days were delivered to a range of user groups, some with additional needs and physical disabilities. These days out have also enabled young people from more urban areas to access the cycle path and travel through rural settings. Our range of adaptive bikes have been a real asset for these days, allowing people with varying abilities to be involved.



# 1:1 Cycle confidence sessions for adult riders.

- 1:1 Cycle confidence sessions for adult riders. These sessions often focus on re-establishing skills for riders who have experienced life changing illness and incidents. People who may no longer be able to drive but are keen to discover ways they can travel independently, for example using a trike or recumbent model. We have also delivered these sessions for people who are seeking ways to maintain or increase their fitness levels. Feedback from these sessions has been very positive, particularly in terms of feelings of wellbeing, something we must give some credit to the Strawberry Line Cycle Path for.



# Cycle-Minded and Cycle Fitness

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- We have hosted group rides for people experiencing difficulties with their mental health and also for those looking to improve their physical health
- The rides were between an hour and two hours long and led by one of our Ride leaders.
- We have seen friendships develop between the riders, with some meeting in our café prior to the session for coffee and others heading into the café with other riders after their cycle.
- Many of the riders reported increases in their fitness levels, being able to cycle for longer periods, an increase in their speed and the ability to go further.
- All riders reported improved feelings of wellbeing after cycling along the Strawberry Line

# Cycle Maintenance Courses and Pop-up workshop

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- During the funding period we delivered two Saturday morning Introduction to Cycle Maintenance sessions.
- They covered the basic of caring for a bike, how to identify faults and carry out minor repairs.
- Feedback from the sessions was very positive.
- We worked in partnership with Clevedon Town Council to host a series of Pop-up workshops, offering free repair and maintenance services for people who bring their bikes to our stall. These events were attended by over 100 people.



# So...let's look at the numbers

We have had 208 Participants.

We have delivered over 1300 experiences with these participants.

We have rehomed 42 bikes to people in need.

We have welcomed 19 learners to experience vocational placements.

159 participants stated they had learning disabilities or neurodiversity and 59 reported having physical disabilities. Many people who identified as having a learning disability also have physical limitations or impairment.

We hired out over 2600 bike, trikes & trailers

# Volunteers and learners

- Throughout the year we have continued to embrace volunteering, from the directors who oversee our project, to ride leaders, people who volunteer their time to work on our bikes to those who share their skills and knowledge with learners.
- Our volunteers have joined us from varying life experiences, and include people who have retired, people seeking asylum in the UK and those experiencing difficulties with their mental health.
- We have also provided vocational work placements to adults with disabilities. These sessions allow young people with additional needs to develop their skills in a real business setting; using their customer service skills and learning new cycle maintenance skills.
- At weekends we have continued to offer weekend work taster sessions to young people with additional needs, allowing them to experience working in a staff team with adults, as they transition from life in education to the world of work.



# Our impact

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- Our activities, enabling people to access bikes and safely cycle, is not only beneficial to their mental health and physical well-being, but has also for some promoted greater independence, choice and control in how they travel.
- Many of our user group can be experiencing low self-esteem. Our work supports people to develop their confidence, through skills development, greater autonomy and cycling experiences in a beautiful location, that enables riders to experience greater feelings of well-being.
- The response from the riders has been visible to see. We have been very privileged to have been involved in and witnessed some fantastic moments of triumph and achievement. Feedback from parents has been overwhelming, particularly from those who thought they may never witness their child ride a bike.
- Being able to provide people with neuro-diversity options for outdoor exercise has been invaluable. People who would struggle to exercise indoors due to sensory overload and anxieties had thrived in activities with us.

# Cycle Maintenance and Repair Services

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- We have always offered a selection of the more of straightforward cycle maintenance services, such as inner tube replacement or brake adjustments. However, since the closure of AB Motorcare, we have been delivering a wider range of cycle maintenance services.
- We now have Level 2 qualified mechanics on our team and now offer a great range of servicing options and repairs on bikes owned by people in the community.



# Café

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- The café has continued to be a valued part of the local community.
- 2024 saw us welcome our new manager, Virginia.
- It is a tough time for the hospitality trade, but Virginia had created some new activities and initiatives to support the success of the café. These include catering for outside events, selling our homemade cakes to other venues, birthday cakes to order and pop-up stalls at community events.
- Last year, we were fortunate to secure funding from the Bristol Airport Fund, which has enabled us to replace the gravel in the café garden with a smooth, block paved area. Far more suitable for those using wheelchairs or with young children in pushchairs.



# Support from community

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- We continue to value the support we receive from our local community.
- Being our café customer, choosing us for your bike repairs, hiring bikes with us, when you have friends or family visiting, is so valuable to us. This along with supporting the young people who are venturing into the world of work is very much appreciated.
- Last year Yatton Parish Council were kind enough to support us, with the purchase of new uniforms for our paid staff and for the learners we welcome on work placement with us. This supports us to present a professional, smart team and creating a real sense of identity for young people who join us. Costs like this can be very difficult to cover but are so important.





Registered charity No. 272122



**Volunteer of the Year 2025**

- **Anita Jay** - Yatton Local History Society
- **Hayley Carswell** - Claverham Cricket Club
- **Jacky Badenhorst** - Yatton Junior Park Run - Winner
- **Jean Stevenson** - Yatton Speed Watch
- **John Colman** - Strawberry Line Cafe and Cycle Project
- **Libby Watts** - YACWAG, YSA, Repair Café
- **Rachel Barker** - Yatton Junior Football Club
- **Rob Daniels** - Yatton Rugby Club