



YATTON PARISH COUNCIL



OUR MISSION: *To ensure the provision of high quality services in our communities of Yatton and Claverham*

Date: 15th August 2023
Clerk: Aleana Baird
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Hangstones Pavilion,
Stowey Road,
Yatton,
BS49 4HS.

A MEETING OF THE PLANNING COMMITTEE WILL BE HELD ON MONDAY 21st AUGUST 2023 AT HANGSTONES PAVILION, STOWEY ROAD, YATTON, BS49 4HS AT 7.30 p.m.

ALL COUNCIL/COMMITTEE MEETINGS ARE OPEN TO THE PUBLIC

Aleana Baird - Clerk to the Council

COMMITTEE MEMBERS:

David Crossman Robert Jenner, Steve Humphrey Roger Wood
Chris Jackson Bryan Thomas Peter Lomas Steve Lister Graham Humphreys.

Current planning applications are available at www.n-somerset.gov.uk or available at the Parish Office during opening hours.

AGENDA

Matters for Decision.

1. Apologies for absence.
2. Declarations of Interest and to consider any written applications for dispensations.

Matters for Information.

PUBLIC PARTICIPATION

3. To receive and hear any person who wishes to address the Committee.

The Chairman of the Committee will select the order of the matters to be heard. Each speaker will be limited to a period of three minutes (to a maximum of 15 minutes total public participation at the Chairman's discretion).

Matters for Decision.

4. To approve and sign the minutes of the meeting held on 10th July 2023.
5. Notification of Appeals.
6. District Councillors Report.
7. Planning applications.

- i. **23/P/1356/FUH - 8 Barnards Close, Yatton, BS49 4HZ** - Proposed erection of a two storey rear extension including conversion of existing conservatory.
 - ii. **23/P/0755/FUH / 23/P/0756/LBC - The Grey House, 38 High Street, Yatton, BS49 4JA**
Listed building consent for Proposed replacement of 4no. existing casement windows at second floor level and 1no. window to the front elevation of the detached garage / accommodation building with like-for-like double-glazed painted hardwood timber windows.
 - iii. **23/P/1485/FUH - 203 Mendip Road, Yatton, BS49 4ED** - Proposed erection of a part two storey part first floor side / front extension.
 - iv. **23/P/1277/FUL - Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN** - Proposed installation of roof mounted Solar Photovoltaic Systems.
 - v. **23/P/1508/FUL – Land at Chestnut Farm, North End Road, Yatton, BS49 4AS.** Erection of three dwellings and associated works.
 - vi. **23/P/1585/LBC – Northend Farm, North End Road, Yatton, BS49 4AS.** Proposed replacement of existing cement render at the north-west elevation with lime based render. Installation of 2no roof lights at the north east elevation and replacement of polycarbonate roofing with toughened single glazed roofing. Repair of existing front porch and replacement of rear paving with flagstones. Replacement of 1no existing door with glass replacement and kitchen and utility re-modelling including demolition of existing infill and internal wall and erection of new wall to create WC.
 - vii. **23/P/1632/FUH – 26, Derham Park, Yatton, BS49 4DZ.** Proposed conversion and extension of existing garage and erection of two storey side extension to include integrated garage.
 - viii. **23/P/1553/OUT - Land West Of Kenn Road, Kenn, Clevedon.** Outline planning application with all matters reserved apart from strategic access junction for employment park comprising Commercial (E), Industrial (B2), Storage or Distribution (B8) uses and Hotel (C1); appearance, landscaping, layout and scale reserved for subsequent approval. Land West Of Kenn Road Kenn Clevedon.
 - ix. **23/P/1657/FUH - Wemberham House, Wemberham Lane, Yatton, BS49 4BT** - Proposed demolition of existing conservatory and erection of a two storey side extension.
- 8. **To discuss a safe main road crossing of B3133 at Tripps Corner by Henley Lane.**
 - 9. **To consider a draft letter supporting the weight given to Neighbourhood Development Plans within the planning decision process.**
 - 10. **To consider commenting on the Great Western Railway consultation regarding the closure of station ticket offices.**

Matters for Information.

- 11. **Connected Yatton Steering Group Report.**
- 12. **Clerks Report.**
- 13. **Future Agenda Items for Consideration.**

THIS DOCUMENT CAN BE MADE IN A DIFFERENT FORMAT ON REQUEST.

****Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, age, sexual orientation, marital status, and any disability), Crime and Disorder, Health and Safety and Human Rights****