



# YATTON PARISH COUNCIL



## OUR MISSION:

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

Date: 25<sup>th</sup> June 2024  
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 1<sup>st</sup> JULY 2024 AT HANGSTONES PAVILION, STOWEY ROAD, YATTON, BS49 4HS AT 7.30 p.m.**

**ALL COUNCIL / COMMITTEE MEETINGS ARE OPEN TO THE PUBLIC.**

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Aleana Baird - Clerk to the Council

## COMMITTEE MEMBERS:

David Crossman      Robert Jenner      Steve Humphrey      Roger Wood  
Chris Jackson      Bryan Thomas      Peter Lomas      Steve Lister  
Ann Hodgson      Graham Humphreys      Jessie McArdle

Current planning applications are available at [www.n-somerset.gov.uk](http://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. If the committee wishes to exclude the public for a particular agenda item, the 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].’

**5. To approve and sign the minutes of the meeting held on 3<sup>rd</sup> June 2024.**

**6. Notification of Appeals.**

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

**Land To North Of Rectory Farm Chescombe Road Yatton** - Outline planning application 23/P/0664/OUT 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, 0.13ha of land reserved for Class E uses, 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.

**7. District Councillors Report.**

**8. To discuss if the council wishes to make a representation at the inquiry for the Appeal – APP/DO121/W/24/3343144 – Land to North of Rectory Farm Chescombe Road and to review the Parish Council’s comments on the application and amend or add to them if required.**

**9. To consider formulating additional recommendations for larger planning applications unrelated to the green measures already being included for other items that would be of benefit to the residents of a new development.**

**Matters for Information**

**10. Yatton High Street Pedestrian Improvement Group Report.**

**11. Clerks Report.**

**12. 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\*\*