



YATTON PARISH COUNCIL



OUR MISSION:

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

Date: 13th May 2025
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 19TH MAY 2025 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
Ann Hodgson	Graham Humphreys	Jessie McArdle	Gordon Gibson

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

AGENDA

To receive a presentation on the new development at the Oxford Instruments site.

Matters for Decision

1. To elect a Committee Chairman for the ensuing year.
2. To receive the Chairman's declaration of acceptance of office or to permit him/her to make the declaration before or at the next meeting of the Parish Council.
3. To elect a Committee Vice Chairman for the ensuing year.
4. Apologies for absence.
5. Declarations of Interest and to consider any written applications for dispensations.

Matters for Information

PUBLIC PARTICIPATION

6. 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

7. 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].'

8. To approve and sign the minutes of the meeting held on 31st March 2025.

9. Notification of Appeals.

10. District Councillors Report.

11. Planning applications.

- i. Amended Plans - 21/P/1727/FUL - Land at Box Bush Farm, North End, Yatton -**
Demolition of farm buildings, erection of 20no. dwellings, creation of access, landscaping and associated works.
- ii. Amended Plans - 23/P/0238/RM - Land At Rectory Farm, Chescombe Road, Yatton -**
Reserved matters application for layout, scale, appearance and landscaping in relation to the erection of 98 dwellings, provision of open space, landscaping, car parking and associated infrastructure pursuant to the outline planning consent ref 21/P/0236/OUT (Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval - approved under appeal reference APP/D0121/W/21/3286677)
- iii. 25/P/0493/FUL - Upton House, 8 High Street, Yatton, BS49 4JA -** Proposed change of use of existing Ground Floor retail shop/takeaway (Class E/Sui Generis) to form a Veterinary Practice (Class E) with ancillary First-Floor residential accommodation. Creation of enclosed bin and bike stores.
- iv. 25/P/0634/FUL - Sainsbury's Supermarkets Ltd, 2 Arnolds Way -** Proposed installation of an Automated Teller Machine (ATM) on the front (Southern) elevation of the new Sainsbury's store.
- v. 25/P/0646/ADV - Sainsbury's Supermarkets Ltd, 2 Arnolds Way -** Advertisement consent for 3 no. non-illuminated totems, 1 no. illuminated totem, 1 no. illuminated ATM sign, 2 no. illuminated welcome wall signs, 1 no. illuminated Sainsbury's sky sign, 1 no. illuminated 'bus stop' projecting sign, 1 no. non-illuminated car park information sign, 2 no. non-illuminated window signs and various car park signage.

- vi. **25/P/0659/FUH - Hedgerows, Streamcross, Claverham, BS49 4QD** - Demolition of existing conservatory and proposed erection of single storey rear extension with internal garage conversion. External material alterations including new render and change to white UPVC windows. Replacement of existing bay window roof with pitched roof.
- vii. **25/P/0817/LBC – Court Farmhouse, 23, Chescombe Road, Yatton, BS49 4EN** - Replacement of existing path with new Sandstone paving slabs to match existing patio.
- viii. **25/P/0835/FUL - 41 Chescombe Road, Yatton, BS49 4EU** - Erection of 1no. attached dwelling with associated works.

Matters for Information

- 12. **Yatton High Street Pedestrian Improvement Group Report.**
- 13. **Clerks Report.**
- 14. **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****