



YATTON PARISH COUNCIL



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

Date: 11th January 2022
Clerk: Aleana Baird
Email: clerk@yatton-pc.gov.uk
Website: www.yatton-pc.gov.uk
Tel: 01934 838971

Hangstones Pavilion,
Stowey Road,
Yatton,
BS49 4HS.

A MEETING OF THE PLANNING COMMITTEE WILL BE HELD ON MONDAY 17th JANUARY 2022 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:

Councillors David Crossman, Jonathan Edwards, Graham Humphreys, Chris Jackson, Robert Jenner, Steve Lister, Peter Lomas, Steve Phippen, Caroline Sheard, Bryan Thomas and Roger Wood.

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 20th December 2021.

5. Notification of Appeals.

6. District Councillors Report.

7. Planning applications.

i) **21/P/3425/FUH - 9 Woodmill, Yatton, BS49 4QG** - Demolition of conservatory. Erection of single storey rear extension plus garage conversion.

ii) **21/P/3491/FUH & 21/P/3492/LBC - Box Cottage, 33 High Street, Yatton, BS49 4JD** - Proposed internal alterations to form a first floor shower room, removal & replacement of existing garage roof and front section with similar roof profile/tiles and timber doors. Renovation of 6no double glazed sash windows. Plus Listed building consent.

iii) **Amended plans to the following applications:**

21/P/1727/FUL & 21/P/1728/LB - Box Bush Farm, North End Road, Yatton.

Demolition of agricultural buildings, conversion of existing farmhouse into 3 dwellings and use of barn for car parking. Erection of further 32 dwellings including access, open space, drainage, landscaping and ancillary works including provision of new public open space to the north incorporating ecology planting and an extension to the Strawberry Line walking and cycling route (NCN Route 26),

Amended Plans reduce the number of proposed dwellings from 39 to 35 dwellings

8. To discuss any further amendments to the wording agreed at Full Council 10th January 2022 required as a result of any new advice from North Somerset Council officers not available at the time of that meeting. This is in regard to the ownership and management of the land at The Orchard, Moor Road (subject of appealed planning application by Persimmon 19/P/3197/FUL), with a view to incorporating this into the s106 agreement, that will become activated if the Persimmon appeal succeeds.

MATTERS FOR INFORMATION.

9. North End Development Steering Group Report.

10. Clerks Report.

11. 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