



YATTON PARISH COUNCIL



OUR MISSION:

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

Date: 21st January 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 27th JANUARY 2025 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	Chris Jackson	Robert Jenner	Roger Wood
Steve Humphrey	Bryan Thomas	Peter Lomas	Steve Lister
Graham Humphreys	Ann Hodgson	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

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 16th December 2024.**
- 6) **Notification of Appeals.**
- 7) **District Councillors Report.**
- 8) **Planning applications.**
 - i. **24/P/2424/FUL - Land To The East Of Brockley Way, Claverham** - Change of use from agricultural land to equestrian land. Erection of a stables/tack room/ hay store building and the creation of a 40m x 20m menage and associated hard surfaced track.
 - ii. **24/P/2558/MMA - Land Off Henley Lane, Yatton** - Minor material amendment (variation of condition 2, plans) to planning permission 22/P/1626/FUL (erection of an agricultural building) to alter the location of the agricultural building to the east.
 - iii. **24/P/2568/CQA - Barn To South Of Bishops Farm, Bishops Road, Cleeve, BS49 4NF** - Prior approval for the change of use of an agricultural building and land forming the curtilage of the building to 1no. dwellinghouse (Use Class C3) and associated building operations including the insertion of new windows and doors.
 - iv. **24/P/2505/FUH - 2 Elm Close, Yatton, BS49 4EL** - Proposed erection of a first floor side extension over the existing flat roof ground floor area and creation of a new front porch. Conversion of the existing garage to provide a sun room/kitchen/office and an additional shower room to the south-west of the garage and erection of a single storey rear link extension. Installation of 12no. solar panels to the front roof (South-West) elevation and 4no. to the side (North-West) elevation.
 - v. **24/P/2546/FUH - 94 Claverham Road, Claverham, BS49 4LE** - Proposed partial demolition to the rear of the existing attached Garage and erection of a new single storey. rear extension to form living room, Snug, Shower Room and Utility room.
 - vi. **24/P/2722/FUL - 99 High Street Yatton BS49 4DR** - Proposed change of use of existing commercial office to form 1no. residential dwelling (C3) with associated works including the block-up of 1no. side window, placement of PV panels and facilitation of bin/bike store to the front patio.

Matters for Information.

- 9) **Yatton High Street Pedestrian Improvement 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