

Draft Minutes
of the Meeting of the
Planning Committee
Monday 3rd August 2020

Held remotely via Zoom <https://zoom.us/j/589050719>

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.08 p.m.

Present: Councillors Jonathan Edwards, Chris Jackson, Graham Humphreys, Robert Jenner, Peter Lomas, Caroline Sheard, Bryan Thomas and Roger Wood.

Also present: Parish Clerk and 6 members of the public.

FOR DECISION

PLN Apologies for Absence.

156/20

Apologies had been received from Councillor David Crossman and District Councillors Steve Bridger and Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for
157/20 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

158/20

The applicant of 20/P/1244/FUL spoke in support of the application.

The applicant of 20/P/1477/FUL spoke in support of the application.

PLN A presentation was given by representatives of Mead Realisations on the future
159/20 prospective plans for land at Rectory Farm. They gave an overview of the project to date including the results of a consultation carried out in 2018. A pre-planning application had indicated it was a sustainable site. They were in the early stages of drawings for a development of 90 -110 homes ahead of submitting a planning application in due course.

**PLN To approve and sign the minutes of the meeting held on 6th July 2020.
160/20 (Agenda item 5)**

RESOLVED: that the minutes of the Planning Committee meeting held on 6th July 2020 were confirmed as a correct record and were to be posted to the Chairman for signing.

PLN Notification of Appeals (Agenda Item 6).

161/20

APP/D0121/D/20/3253847 – 33 Claverham Rd, Claverham – Panelled fence surrounding the perimeter of the garden (35m in length and 1.8m high) and a gate with extension of two brick columns (retrospective) under application reference 19/P/2984/FUH.

*****No further comments required.**

PLN District Councillors Report

162/20

NONE.

PLN Planning Applications (Agenda Item 8)

163/20

- i. **20/P/1423/FUH - 113 Claverham Road, Claverham, BS49 4LE** - Proposed first floor rear extension over existing single storey rear extension.

RESOLVED: that councillors recommended supporting application 20/P/1423/FUH for the following reasons:

Reason for Recommendation. The proposed rear extension was not extending the existing footprint of the building and was considered to be an improvement to the property. It had no negative impact on the street scene. At the time of viewing the application there were no objections to the proposal. The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any new roof or roof refurbishment that will face between south-west and south-east, consider installing photovoltaic panels or using photovoltaic tiles in construction.
- For any alteration to gutters and downpipes, consider installing a rainwater butt.
- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project involving alteration or installation of a toilet, consider using a dual-flush model.

- ii. **20/P/1467/FUH - 20 Heathgate, Yatton, BS49 4DY** - Retrospective application for erection of single storey garden building.

RESOLVED: that councillors recommended supporting application 20/P/1467/FUH for the following reasons:

Reason for Recommendation. The garden building was unobtrusive and had no detrimental impact on the street scene.

- iii. **20/P/1497/CQA - Barn At Streamcross, Claverham** - Prior Approval for the change of use of an agricultural building to 1no. residential dwelling with operational development comprising re-roofing of building; vertical cladding to walls; insertion of windows and doors.

RESOLVED: that councillors recommended NOT supporting application 20/P/1497/FUH for the following reasons:

Reason for Recommendation. The Parish Council considered that the proposal was contrary to the Claverham Neighbourhood Plan and Policy CS33 of the North Somerset

Council Core Strategy. It may set a precedent for building that was inappropriate for its rural outlook and setting and furthermore was not required for essential rural workers.

iv. 20/P/1355/MMA – Land Adjacent to Oxe Yard, North End Road, Yatton – Minor material amendment to reserved matters permission 19/P/3149/RM (Reserved matters application for the erection of 2no. dwellings pursuant to outline consent 18/P/5227/OUT) in order to facilitate a partial loft conversion within the new dwellings which will allow for the creation of a third bedroom and bathroom facilities in the first floor of each dwelling with internal lift installed.

RESOLVED: that councillors recommended supporting application 20/P/1355/MMA for the following reasons:

Reason for Recommendation. The amendment had no effect on the exterior of the building. The Parish Council were pleased to see the inclusion of a lift in both dwellings which was a welcome addition for less able bodied people.

The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.
- For any project involving alteration or installation of a toilet, consider using a dual-flush model.

*****The meeting was suspended and re-convened during the following item to allow a member of the public to comment.**

v. 20/P/1477/FUL - Unit 2, Market Industrial Estate, Market Industrial Estate Road, Yatton, BS49 4RF - Retrospective change of use from class B1(a): offices to class A3: food and drink.

RESOLVED: that councillors recommended supporting application 20/P/1477/FUL for the following reasons:

Reason for Recommendation. The Parish Council wished to support business in Yatton and this unit was providing a well located good service for the village. There were concerns raised regarding the health and safety implications of having tables and chairs outside in proximity to fork lifts and other business/customer vehicle parking and movement on the industrial estate. Whilst this seating arrangement may only be in place during the current pandemic crisis, the Parish Council's recommendation to support was subject to health and safety measures being in place to address these valid concerns.

vi. 20/P/1244/FUL - Land Off Bishops Road Bishops Road Cleeve - Erection of agricultural building and associated works.

RESOLVED: that councillors recommended NOT supporting application 20/P/1244/FUL for the following reasons:

Reason for Recommendation. The agricultural building was considered to be an intrusion into the local rural landscape and the green belt.

vii. **20/P/1647/FUH - 145 Claverham Road, Claverham, BS49 4LH** - Proposed dormer window extension to front elevation.

RESOLVED: that councillors recommended supporting application 20/P/1647/FU for the following reasons:

Reason for Recommendation. The proposed new dormer to the front of the property was a minor change that had no significant impact on the street scene. The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any construction of new walls, try to include the highest practicable grade of thermal insulation.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.

PLN To consider street names for Eaton Park (New development on land east of North 164/20 End Road to submit to North Somerset Council.

Following some cross referencing by Chairman Chris Jackson of around 180 suggested road names received by Curo's consultation, the most reoccurring suggestions were included within the names put forward by 1st Yatton Brownies.

RESOLVED: that the following road names be submitted to Curo and North Somerset Council.
Barn Owl Lane - Purple Road
Fox Avenue - Green Road
Squirrel Drive – Yellow Road
Hedgehog Way – Orange Road
Rabbit Close – Red Road

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

165/20

There had been no meeting to report on. An email from a resident highlighting a recent extremely distressing event of trying to get an ambulance in an emergency during the closure of the M5 that had resulted in gridlock in Yatton was to be raised at the next meeting.

PLN Clerk's Report

166/20

i) A consultation on the early stages draft of the new Local Plan to 2038 had a 2nd September deadline and the next meeting was 7th September. The Clerk was to endeavour to gain an extension. Committee Chairman Chris Jackson was to work with Councillors Jonathan Edwards, Caroline Sheard and Peter Lomas on formulating a response. If a deadline was not granted then the response was to be circulated by email for all members to scrutinise before submitting by the 2nd September.

ii) There were prospective changes to planning law that may mean there were categories of land that carried a presumption of automatic planning approval.

iii) 20/P/0976/CQA - Hollowmead Farm had been refused by North Somerset Council. The Parish Council had supported the application.

iv) The consultation on land off Stowey Road (next to Hangstones) deadline for residents to comment was 6th August.

PLN Future Agenda Items for Consideration.

167/20

Invitation to YACWAG and Yatton Horticultural Society to discuss the North End gateway and roundabout.

Presentation by NSC on CIL, S106 and Regulations 278 & 123.

Local Plan 2038 Consultation if deadline extension agreed.

Naming of streets at the Newland Homes Development in Claverham.

Chairman

___/___/2020