

Draft Minutes
of the Meeting of the
Planning Committee
Monday 7th September 2020

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.20 p.m.

Present: Councillors Jonathan Edwards, Robert Jenner, Caroline Sheard, Steve Phippen and Roger Wood.

Also present: Parish Clerk and 5 members of the public.

FOR DECISION

PLN Apologies for Absence.

168/20

Apologies had been received from Councillors David Crossman, Graham Humphreys, Chris Jackson, Peter Lomas and Bryan Thomas.

**PLN Declarations of Interest and to consider any written applications for
169/20 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

170/20

Two members of the public spoke about a planning application they will be submitting for Orchard Bank in Claverham. Their plans for the site were to convert the steel barn to a dwelling retain the caravan pitches and rewilding projects including workshops about pollinators.

**PLN To approve and sign the minutes of the meeting held on 3rd August 2020.
171/20 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 3rd August 2020 were confirmed as a correct record and were to be signed by the Chairman the following day.

PLN Notification of Appeals (Agenda Item 5).

172/20

NONE.

PLN District Councillors Report

173/20

District Councillor Steve Bridger reported that the Cadbury House Hotel staff car park application that had gone to appeal had been dismissed by the Inspector. This was on the grounds of harm to the green belt and not enough evidence of effort to provide green travel options for staff.

The application by Curo for 14 flag poles along the boundary of the site with North End road was likely to be reduced to around eight. The new roundabout was finished and a

road safety audit of how it was operating was due in a few weeks as a few safety concerns had been raised.

He had held an online public meeting 25th August giving an outline of the likely planning applications that may be coming in this autumn/winter. These included Rectory Farm, Stowey Road, Box Bush Farm, the new site for the Rugby Club and development of the current Rugby Club site and a site by Woodhill for a new medical centre and housing.

**PLN Planning Applications (Agenda Item 7)
174/20**

- i. **20/P/1667/FUL - 90 Wemberham Lane, Yatton, BS49 4BP** - Sub division of existing dwelling to form 2 no 3 bedroom dwellings with erection of a porch.

RESOLVED: that councillors recommended supporting application 20/P/1667/FUL for the following reasons:

Reason for Recommendation. The sub-division of the dwelling had no negative impact on the street scene as most of the work was internal alteration apart from the new porch.

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:

- Consider installing photovoltaic panels or using photovoltaic tiles.
- 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

- ii. **20/P/1726/FUH - 15 Hollowmead Close, Claverham, BS49 4LG** - Erection of a single storey rear extension with pitched roof; increase height of existing conservatory with erection of a tiled pitched roof.

RESOLVED: that councillors recommended supporting application 20/P/1726/FUH for the following reasons:

Reason for Recommendation. The proposed extension and alterations to the conservatory had little impact on the street scene. The design was an aesthetic improvement to the property and provided a better use of the space within the building. 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.

iii.20/P/0136/FUL - 30 Henley Park, Yatton, BS49 4JH - Proposed erection of a new detached 3no bed dwelling house.

RESOLVED: that councillors recommended NOT supporting application 20/P/0136/FUL for the following reasons:

Reason for Recommendation. The proposed new dwelling was considered to be an over development of the site.

iv.20/P/1391/FUL - Field Off Streamcross, Claverham - Proposed erection of a polytunnel and agricultural livestock building and associated works.

RESOLVED: that councillors recommended supporting application 20/P/1391/FUL for the following reasons:

Reason for Recommendation. The Parish Council wished to assist the rural economy in Yatton. The new agricultural building and poly tunnel will have no detrimental effect on the street scene. It will assist in supporting this rural business to expand and grow. The Parish Council also wished to suggest that consideration be given to the following green measures:

- For any alteration to gutters and downpipes, consider installing rainwater butts.
- For any construction try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.

v. 20/P/1890/FUH - 14 Rectory Drive, Yatton, BS49 4HF - Proposed single storey wrap around extension to the side and rear in place of existing garage.

RESOLVED: that councillors recommended supporting application 20/P/1890/FUH for the following reasons:

Reason for Recommendation. The proposed extension was of a good design and dramatically improved the property with little extension to the existing footprint. There was no negative impact on the street scene. 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.

vi.20/P/1866/FUH - 10 The Ridge, Yatton, BS49 4DQ - Demolition of existing garage, proposed single storey rear extension, alterations and erection of new garage.

RESOLVED: that councillors recommended supporting application 20/P/1866/FUH for the following reasons:

Reason for Recommendation. The proposed rear extension was a very good design blending well with the existing Victorian building. The new build was to the rear of the property therefore had no impact on the street scene and there was ample space to accommodate in the space. 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.

vii.20/P/1998/FUH - 38 Derham Park, Yatton, BS49 4EA - Demolition of existing garage and rear extensions. Proposed erection of replacement garage/store and larger single storey rear extensions.

RESOLVED: that councillors recommended supporting application 20/P/1998/FUH for the following reasons:

Reason for Recommendation. There was ample space to accommodate the proposed new extensions without it being an overdevelopment of the site. There was no negative impact on the street scene or on neighbouring properties. 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.

PLN To consider street names for Newland Homes development on land off 175/20 Bishops Road, Claverham, which was historically the UCS/Claverham Ltd aero parts factory.

RESOLVED: that the following road names be submitted to Newland Homes and North Somerset Council allowing them to choose the appropriate road type for each.
Pippin.
Stallings.
Mayors.

PLN To create a working group to formulate a response to the following central 176/20 government consultations proposed changes to the planning system (deadline 17th Sept), planning for the future white paper (deadline 15th Oct) and transparency & competition (land control) (deadline 16th Oct).

The time frame was very short for the consultation deadline 17th September however Cllrs Steve Phippen and Caroline Sheard were to look at the details and circulate their views for other Committee members to consider.

As the attendance was small for the meeting the Clerk was to ask at Full Council if absent members of the Planning Committee would like to assist with the October consultations.

**PLN To consider the comments on the Draft Local Plan.
177/20**

Councillors Chris Jackson, Caroline Sheard, Peter Lomas and Jonathan Edwards had formulated comments which had been circulated to the Committee members for consideration prior to the meeting.

RESOLVED: to approve the comments for submission to North Somerset Council subject to small amendments.

MATTERS FOR INFORMATION

**PLN North End Development Steering Group Report.
178/20**

There had been no meeting to report on though one had been requested for the 5th October. District Councillor Steve Bridger spoke regarding the delay in the entrance to the school from the Coop car park which would not be done before the Christmas school holidays and there was no certainty it would be done then. There had been discussion at North Somerset regarding the scope of the 20 mph zone within the High Street improvement scheme models and the possibility of it being extended further.

**PLN Clerk's Report
179/20**

i) 20/P/1497/CQA – Barn at Streamcross, prior approval for the change of use from an agricultural building to a residential dwelling. It was not supported by the Parish Council and has now been withdrawn.

**PLN Future Agenda Items for Consideration.
180/20**

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.

____/____/2020
Chairman