

# Draft Minutes

of the Meeting of the

## Planning Committee

### Monday 5<sup>th</sup> October 2020

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.38 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, District Councillor Steve Bridger and 2 members of the public.

#### **FOR DECISION**

##### **PLN Apologies for Absence.**

**181/20**

Apologies had been received from Councillor David Crossman.

##### **PLN Declarations of Interest and to consider any written applications for 182/20 dispensations (Agenda Item 2).**

Councillor Robert Jenner declared a non-disclosable pecuniary interest in agenda item 5 as he was a neighbour of the appeal applicants.

##### **PLN Public Participation**

**183/20**

NONE.

##### **PLN To approve and sign the minutes of the meeting held on 7<sup>th</sup> September 2020.**

**184/20 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 7<sup>th</sup> September 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).**

**185/20**

APP/D0121/W/20/3256818 – 1, Boundary House, Binhay Road, Yatton.  
19/P/2362/OUT – Outline application for the erection of 1no dwelling with garage, located at the bottom of the garden area, with matters reserved for subsequent approval.

The appeal was noted.

##### **PLN District Councillors Report**

**186/20**

District Councillor Steve Bridger reported that he had been in dialogue with the neighbouring residents about the appeal on this evening's agenda. The new primary school was due for completion in January 2021. The application for the food outlet in

the Market Industrial Estate had been given a conditional approval for two years. The Persimmon Application for land off Moor Road was returning to Planning & Regulatory Committee in November. The Quiet Lanes Initiative which Yatton had been working on with other parishes was under serious consideration. It was highlighted that work had been done by the parishes in the past and should the project come forward they would want to be involved in the process. The current Government White papers on planning that were out for consultation which outline proposals for designation of land for development by zones was a cause for concern. Finally the recycling and waste contract with Biffa was ending early with the service coming back under direct Council control next April.

## **PLN Planning Applications (Agenda Item 7) 187/20**

- i. **20/P/2109/FUH - 21 Dunsters Road, Claverham, BS49 4LU** - Proposed part garage conversion/extension to incorporate front porch and widening of existing front access to accommodate 2no cars.

**RESOLVED:** that councillors recommended supporting application 20/P/2109/FUH for the following reasons:

**Reason for Recommendation.** The proposed alterations to the property would be an improvement to the building and its access. 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 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 paving, patios or driveways consider using water permeable materials.

- ii. **20/P/2101/FUH - 4 Wemberham Crescent, Yatton, BS49 4BE** - Demolition of existing garage and ancillary building. Proposed erection of a two storey side extension, single storey rear extension and front porch; demolition of low level front wall to form driveway with parking for 3no cars.

**RESOLVED:** that councillors recommended supporting application 20/P/2101/FUH for the following reasons:

**Reason for Recommendation.** The proposed extensions were an improvement that blended well with to the property and the site as a whole. It was making better use of the land available and was in keeping with the general 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.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

**iii. 20/P/2211/FUH – 121, High Street, Yatton, BS49 4DR.** Proposed erection of a two storey side and single storey rear extensions.

**RESOLVED:** that councillors recommended supporting application 20/P/2211/FUH for the following reasons:

**Reason for Recommendation.** The design of the extensions blends well with the existing building and also the street scene as in appearance they will look like an additional house in the row. It is a good use of the land available on the plot without it being an overdevelopment.

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.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

**iv. 20/P/2224/FUH – 38, Binhay Road, Yatton, BS49 4HB.** Demolition of existing garage. Erection of two storey side/rear extension and single storey front extension.

**RESOLVED:** that councillors recommended supporting application 20/P/2224/FUH for the following reasons:

**Reason for Recommendation.** The proposed extensions are similar to others that have been carried in the road and therefore a precedent has already been set and will have no negative effect 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.
- For any project involving paving, patios and/or driveways, consider using water-permeable materials.
- For any project, consider the feasibility of installing one or more electric vehicle charging points.

**PLN To consider commenting on the discharge of condition 8 Landscape 188/20 Planting Scheme for application 19/P/0575/FUL Curo development at North End, Yatton.**

The Committee concluded that the area as a whole including the piece of artwork on the roundabout was the subject of S106 funding and that the design should be done in discussion with the Parish Council and the community. A coherent and integrated approach was required for the whole area not just the part that was covered under the Curo landscaping proposals. Curo have always seemed keen to work with the community therefore a working group could facilitate in this.

**RESOLVED:** to form a working group of Councillors Jonathan Edwards, Chris Jackson, Bryan Thomas and Roger Wood and invite members of YACWAG and Yatton Horticultural Society to formulate initial ideas for a first phase by the end of October. Councillor Jonathan Edwards was to progress meeting of the working group which can work in liaison with the North End Steering Group.

### **MATTERS FOR INFORMATION**

**PLN North End Development Steering Group Report.**

**189/20**

There had been no meeting to report on, the next one was scheduled for 15<sup>th</sup> October.

**PLN Clerk's Report**

**190/20**

i) 20/P/1497/CQA – Prior approval for the change of use of an agricultural building to 1no dwelling at The Barn at Streamcross had been withdrawn.

**PLN Future Agenda Items for Consideration.**

**191/20**

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.

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Chairman

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