

**Draft Minutes**  
of the Meeting of the  
**Planning Committee**  
**Monday 2<sup>nd</sup> November 2020**

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.25 p.m.

**Present:** Councillors David Crossman, 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 District/Parish Councillor Wendy Griggs, 4 representatives for the Rectory Farm presentation and 5 members of the public.

**TO RECEIVE A PRESENTATION ON THE RECTORY FARM PROPOSED  
DEVELOPMENT PRIOR TO SUBMISSION OF A PLANNING APPLICATION.**

The representatives gave an outline of the proposed site for 100 homes including a 30% affordable element. The homes were a mix of 1,2,3 and 4 bed roomed terraced, semi-detached and detached properties with the greater density in the centre of the site leaving a more spaced out arrangement of housing along the outer boundaries to maintain the rural character. This included green buffers, all existing hedges maintained and enhanced with additional screening to the boundary with the Strawberry Line. The green buffers would provide 1.5 hectares of ecological spaces including an orchard, play spaces and meadows. There were discussions planned with YACWAG for a possible off-site ecological contribution of land the other side of the Strawberry Line.

Chairman Chris Jackson thanked the representatives for the presentation.

\*\*\* District/Parish Councillor Wendy Griggs left the meeting.

**FOR DECISION**

**PLN Apologies for Absence.  
192/20**

No apologies had been received.

**PLN Declarations of Interest and to consider any written applications for  
193/20 dispensations (Agenda Item 2).**

Councillor Bryan Thomas declared a non-disclosable pecuniary interest in agenda item 5 as he was a neighbour to the 20/P/2416/FUH application. He did not take part or vote in discussion on this item.

**PLN Public Participation  
194/20**

The applicant of 20/P/2359/FUH spoke in support of the application.

The applicant for 20/P/2416/FUH spoke in support of the application.  
A member of the public spoke in objection to application 20/P/2416/FUH.

**PLN To approve and sign the minutes of the meeting held on 5<sup>th</sup> October 2020.  
195/20 (Agenda item 4)**

**RESOLVED:** that the minutes of the Planning Committee meeting held on 5th October 2020 were confirmed as a correct record and were to be signed by the Chairman the following day **as soon as possible?**.

**PLN Notification of Appeals (Agenda Item 5).  
196/20  
NONE.**

**PLN District Councillors Report  
197/20**

District Councillor Steve Bridger reported that the new national lockdown due to start 5<sup>th</sup> November had seen the re-activation of the community response in Yatton with 100 volunteers already agreeing to help. He thought that the Track & Trace system was to become more locally administered but there was no clarity about this yet. The 2<sup>nd</sup> stage of the Local Plan 2038 was commencing consultation and outlines 4 development approaches for the future. The housing number targets being proposed by the Government were unattainable with the restraints that North Somerset has i.e. Flood Zones etc.

There was a re-submission of plans for the development off Stowey Road. This time for 34 homes but the submission was under an old application number (they originally submitted 2 identical applications, the one that failed at appeal and other one that was still deemed live). This had been objected to by District Councillor Steve Bridger as it was a way for the developer to avoid fees.

**PLN Planning Applications (Agenda Item 7)  
198/20**

**\*\*\* Members resolved to change the order of the planning applications on the agenda to be considered in the following order 7i, 7ii, 7v, 7iii, 7iv. This was to allow members of the public attending to hear their applications to leave the meeting earlier should they wish to.**

**i) Notification of Amended Plans  
Planning application 19/P/3197/FUL.**

Residential development of 60no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping and drainage infrastructure on land at Moor Road, Yatton, North Somerset

**RESOLVED:** that councillors recommended NOT supporting the amended plans for application 19/P/3197/FUL for the following reasons:

**Reason for Recommendation.** The Parish Council have historically never supported the development of this site and this set of amended plans does not include any changes that would prompt a change to this view. The one access on to Moor Road and the road safety issues it presents together with the lack of permeability on to the High Street for any residents of that site would create an isolated community. The detrimental impact on the orchard, the area's ecology, the adjacent Grade 2 listed building and the gateway to Yatton are fundamental in the Parish Council's recommendations not to support the amended plans. Therefore, all the previous comments that have made for the development of the site were to be resubmitted with the above text included.

ii) **20/P/2359/FUH - 5 Kenn Moor Road, Yatton, BS49 4RN** - Proposed detached garage extension to create a first floor office.

**RESOLVED:** that councillors recommended supporting application 20/P/2359/FUH for the following reasons:

**Reason for Recommendation.** The Parish Council actively support this proposal as they did with the previous application. It was providing a facility for home working which was to be encouraged. There was no negative impact on the street scene or neighbouring residents and no objections to the application at the time the application was being considered.

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.

v) **20/P/2416/FUH - 47 Moorhen Road, Yatton, BS49 4FP** - Retrospective application for the erection of a five rail Estate boundary fence.

**RESOLVED:** that councillors recommended NOT supporting application 20/P/2416/FUH for the following reasons:

**Reason for Recommendation.** The fence protrudes in a manner that disrupts and detracts from the street scene and there were no other fences of this sort in the road.

**iii) 20/P/2389/FUH - 23 Church Road, Yatton, BS49 4HH -** Widening of front vehicular access and installation of Velux window to west side of roof.

**RESOLVED:** that councillors recommended supporting application 20/P/2389/FUH for the following reasons:

**Reason for Recommendation.** The widening of the entrance had minimal impact on the street scene and would benefit the access to the property. The window had no negative impact on neighbouring residents and was a beneficial improvement.

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

- 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/2406/FUH - 2 Dunsters Road, Claverham, BS49 4LU -** Demolition of existing conservatory and proposed erection of a two storey rear extension.

**RESOLVED:** that councillors recommended NOT supporting application 20/P/2406/FUH for the following reasons:

**Reason for Recommendation.** The proposed extension was considered to be an overdevelopment of the site and the design was out of character with that area of the road. If the application was approved by North Somerset Council the Parish Council 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 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.

## MATTERS FOR INFORMATION

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

**199/20**

A meeting had been held and discussion continues on the 20 mph proposals for the High Street from the Claverham Road roundabout to approximately the Wemberham Lane roundabout. The dead end side roads would also be 20 mph but roads such as Stowey and Mendip were likely to remain at 30 mph. There was to be a consultation on the proposals hopefully next year.

The school ramp from the Co-op carpark was delayed due to Covid 19 causing staffing issues at NSC. The Council was hopeful that construction could be scheduled for the next summer holidays and it was confirmed that the necessary approval permissions for all the parties involved had now been obtained and the funds were in place for the work. The EV points in the car park were also going to take place but no date was confirmed for the installation.

Councillor Jonathan Edwards had spoken to YACWAG and they were agreed that the bulb planting was fine as long as it was not funded from the S106 £8,000 set aside for the landscaping of the roundabout area. It must be followed up with Curo as they had agreed to work with the community on the scheme.

Work continued on the crossing on North End Road that linked Chestnut Park to the Curo development. It was important that this was in place for September 2021 when the new school opens.

The new school was due to be finished in January 2021 so a community use was being sought for it until it opened for children in September 2021.

### **PLN Clerk's Report**

**100/20**

A meeting was scheduled for Thursday 5<sup>th</sup> November at the new allotments at North End. It was hoped that it would be ready for signing off by North Somerset Council. All planning applications had been approved that had been determined since the last meeting.

Due to the national lockdown commencing 5<sup>th</sup> November, Hangstones Pavilion and the Parish Office were closing.

### **PLN Future Agenda Items for Consideration.**

**101/20**

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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