

Draft Minutes

of the Meeting of the

Planning Committee

Monday 16th November 2020

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 8.35 p.m.

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

Also present: Parish Clerk, District Councillor Steve Bridger and 7 members of the public.

FOR DECISION

PLN Apologies for Absence.

202/20

NONE.

PLN Declarations of Interest and to consider any written applications for 203/20 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

204/20

The applicant of 20/P/2567/FUH spoke in support of the application.

A representative from YACWAG spoke of the organisation's objection to the amended plans for the Stowey Road application 17/P/1754/O. They had submitted a detailed response on the ecological and landscape harm the development of the site would cause. Since the appeal, the Yatton Neighbourhood Plan had been adopted by North Somerset Council and also a new Supplementary Planning Policy document for Horseshoe Bat mitigation all of which should be taken in to account. The amended plan included the access road that circled the perimeter of the site. The road would cause significant light pollution and the developer would have to prove that it caused no damage to the linear dispersal corridors of the bats.

A resident spoke of his concerns about the damage to the wildlife and habitats of the moor the amended plans for 17/P/1754/O would cause. YACWAG had done a lot of work to encourage wildlife back to the moor including a rare species of bee which had returned close to the development site. This proposed development may set a precedent and the amended plans were not materially any different to the previous ones or the application that was turned down at appeal.

PLN To approve and sign the minutes of the meeting held on 2nd November 205/20 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 2nd November 2020 were confirmed as a correct record and were to be signed by the Chairman as soon as possible.

**PLN Notification of Appeals (Agenda Item 5).
206/20
NONE.**

**PLN District Councillors Report
207/20**

District Councillor Steve Bridger reported that North Somerset Council had been awarded nearly £500,000 from the Department of Transport to improve walking and cycling schemes, including the establishment of a quiet lanes network and progression with the Strawberry Line extension to Clevedon. The temporary social distancing measures i.e. outside schools and other roads/pavement areas may be made permanent following a public consultation.

**PLN Planning Applications (Agenda Item 7)
208/20**

i) Notification of Amended Plans for Planning application 17/P/1754/O.

Outline planning application for access with all other matters reserved for up to 34 dwellings (originally 60) with associated open space and ancillary works. Land at Stowey Road, Yatton.

RESOLVED: that councillors recommended NOT supporting application 17/P/1754/O for the following reasons:

Reason for Recommendation. The Parish Council cannot support this set of amended plans as apart from a reduction in housing number the fundamental points made by the Planning Inspector at the appeal for the previous application on this site are still fully relevant.

Since the previous application, the Yatton Neighbourhood Plan has passed referendum and been fully adopted by North Somerset Council and this site was not identified within the Neighbourhood Plan. It would set a precedent for further speculative development when Yatton already has a number of sites coming forward. The serious detrimental impact of this intrusion into the countryside which was given great weight at appeal is not countered by any benefit to the village.

The Parish Council wish to re-iterate all the previous detailed comments they have made for the development of this site which are still applicable as follows:

28th September 2015

15/P/1918/O – Taylor Wimpey, Land off Stowey Road, Yatton. Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval.

RESOLVED: that councillors recommend NOT supporting application 15/P/0918/O for the following reasons.

Reasons for Recommendation The Parish Council have serious concerns regarding this proposed development and whilst the developer may wish it to be viewed as an individual proposal the Council cannot take this perspective. They must view it on the basis of it being a further speculative application outside the settlement boundary on green fields that adds to the cumulative impact of unsustainable development pressure that approaching 1,000 new houses in Yatton and Claverham are faced with at this time.

The local infrastructure is struggling to provide for the current levels of use, resulting in congested roads, long waiting times for healthcare and limited school places. The necessary improvements to these key areas should be in place before any new construction commences in the Parish.

The more specific reasons for objection to this particular site are principally on issues of highways and access, drainage, ecological impact and the housing type and mix.

Highways and Access

The proposed narrow access was positioned on a bend, the visibility of the access for vehicles approaching from Claverham Road was blind making it hazardous for both users of Stowey Road and those emerging from the proposed site. The road is very busy especially at commuting and school times, it is also used as a route to avoid the High Street congestion, which in turn impacts on Well Lane, Cherry Grove and Barberry Farm Road as they provide the access back on to the High Street. The junction of Stowey Park and Claverham Road is a dangerous narrow blind junction at which vehicles emerging from Stowey Road have to edge out before they can see what is approaching. The vehicles wishing to turn in to Stowey Road from Claverham Road cannot see until the last moment if there is any vehicle there and there have been a number of minor accidents as a result.

The traffic survey carried out by the developer was flawed due to the cables collecting data being cut during the survey period meaning it was not carried out over the full period it should have been. A Parish Councillor advised the developer of this at the time and clearly another survey if requested now will not be a true reflection of the traffic issues as it will not be during the holiday period.

A traffic survey commissioned by the Parish Council in conjunction with North Somerset Council along Claverham Road showed a 30% increase in traffic volume and size highlighting that it was not so much a problem of speed but of congestion. The additional traffic movements created by this proposed development on to Stowey Road will exacerbate these issues especially during a period of construction. HGVs both during and after construction will require access to the development site; this can only be via Claverham Road or roads off the High Street which are narrow and difficult. Additional traffic congestion will be the inevitable result with the safety of pedestrians using the pavement between Stowey Park and the High Street being at serious risk when HGVs and buses attempt to pass.

Drainage and Flooding.

The developer acknowledged at the meeting there were valid issues of concern surrounding the drainage of the site. It was level land and below the sewer level making it necessary to either raise the land levels or create a pumped system. The developers reports are based on 1 in 100 year flood events and it was highlighted that very recently Yatton had such an event twice in one year.

There have been serious concerns raised about the ability of the attenuation pond to accommodate the rate of surface run off from the site which may impact on the

sewage systems and rhyme network. There was also doubt surrounding whether the runoff from Cadbury Hill had been factored into the models for the drainage of the site as it could have a significant impact.

As part of the site is designated as flood zone 2 & 3 and the details submitted are insufficient to fully mitigate this risk the Parish Council urge North Somerset to withhold a decision at outline until all this has been fully resolved, it should not be left to be a part of any future reserved matters application.

Furthermore, the impact of drainage should also be looked at cumulatively across all the applications that had come forward including accumulating 106 funds to mitigate the drainage impacts as a whole.

The master plan also appears to have built area closer to the rhynes than the nine metre stipulated buffer. The attenuation pond was to be in a designated green open space on the site however concern was raised about the health and safety issues that arise from an open area of water and the future care and maintenance of the pond.

Ecological Concerns

The proposed site was on pre-enclosure agricultural land with an historic field pattern and ancient hedgerows rich in native species some combinations of which date back to pre-Tudor times. The impact in terms of the loss of natural heritage and habitat of Serotine, Lesser and Greater Horseshoe bats was very significant and although this proposed development is smaller than others in the Parish, the Council is consistent in their objection when there is an irreplaceable loss of habitat.

Housing Type and Mix Concerns.

The building of two and two and a half storey dwellings adjacent to the bungalows on Stowey Park is completely unacceptable. The impact in terms of loss of privacy and an overbearing, overlooked environment that was not in keeping with the surrounding open plan design of the neighbouring street scene. The developer acknowledged this significant impact at the meeting and they were urged to include bungalows along the boundary with Stowey Park. There was criticism of the mix of housing in particular the high number of 4+ bedroom dwellings. It was questioned how this would be incorporated into a commitment to 30% 'affordable' houses as large houses would be of no assistance in providing affordable housing for young people in the village.

The Parish Council believe that North Somerset Council should plan for a properly resourced single settlement solution to their housing numbers rather than developing around all the individual settlements as was the case at present.

11th July 2017

**Appeals Reference APP/D0121/W/17/3170103 - Appeal by Taylor Wimpey relating to Land off Stowey Road, Yatton.
Planning Application No. 15/P/1918/O**

Additional Comments from Yatton Parish Council.

Further to our comments submitted previously, Yatton Parish Council would like the following additional points to be raised with the Planning Inspectorate.

Since the planning application was refused in August 2016, Yatton Parish Council have produced the attached document commenting on the North Somerset Site Allocations Plan. Whilst drawing up this document Yatton Parish Council were

concerned that the percentage of allocated Green Space in proportion to residential housing was low in Yatton in comparison to other villages within North Somerset. The Parish Council felt that this needed to be addressed and areas of local importance should be allocated as Local Green Spaces. This is particularly important to provide consistency with similar areas across the whole of North Somerset.

The land off of Stowey Road that is currently under appeal is one of the areas that Yatton Parish Council wishes to be designated as a Local Green Space. The reason for this is due to the area being the home to important wild life. This is well supported by reports from local wildlife groups. We also believe that due to the land being adjacent to current recreational areas its suitability to be designated as a Local Green Space is further increased.

We would also like to draw the emerging Neighbourhood Plan to the attention of the Planning Inspectorate. Although the Plan is currently going through its first round of consultations, the current feedback from residents is that the policies and proposals in the draft Neighbourhood Plan are widely supported by the community. Therefore, we feel that this should be taken into consideration when reviewing this appeal. The Plan doesn't support the development of this land for housing but does identify local brown field sites in the Parish which would be suitable for additional housing development. In preparing the Landscape Impact case for the Inquiry the Parish Council would ask that North Somerset Council makes full use of the technical guidance and recommendations presented in the document "North Somerset and Mendip Bats Special Area of Conservation (SAC) - Guidance on Development" - Version 1.1 - May 2017

19th September 2017

**Taylor Wimpey Planning Application relating to Land off Stowey Road, Yatton.
Planning Application No. 17/P/1754/O**

Comments from Yatton Parish Council.

i) 17/P/1754/O – Taylor Wimpey, Land off Stowey Road, Yatton. Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval.

The Parish Council has serious concerns regarding this proposed development and whilst the developer may wish it to be viewed as an individual proposal the Council cannot take this perspective. They must view it on the basis of it being a further speculative application outside the settlement boundary on green fields that adds to the cumulative impact of unsustainable development pressure, approaching 1,000 new houses, that Yatton and Claverham are faced with.

The proposed development site will present an uncharacteristic projection into the open countryside and have an adverse effect on the edge of the settlement boundary.

The Parish Council would also like to highlight that in the North Somerset Core Strategy (CS) dated January 2017 page 130, policy CS32, "Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans." The Stowey Road site is not within any of these plans.

That policy was not challenged by the Inspector and was reiterated by North Somerset Council in their reply to the Inspector on 21/03/2017 (attached as Annexe 1): page 2,

paragraph 6, "Policy CS32: Service Villages now allows for developments of up to about 25 units to come forward adjacent to the nine settlements within this category."

The Inspector responded on 18/05/2017 (attached as Annexe 2): page 4, section 19, "Provision is made through the CS (Policies CS28, CS31, CS32) for unallocated housing schemes to come forward outside the settlement boundaries of the towns and service villages. The intention is to thus provide increased flexibility and to reduce the risk of housing undersupply. However, the scale of such schemes is restricted and without the benefit of a positive allocation in the SAP, the negotiation of planning permission could delay delivery. Having regard to the level of need that remains unmet within the last 9 years of the CS period, I consider that, in addition to this provision in the CS, further sites should be allocated in the SAP to secure delivery over the remainder of the CS period."

This does not mean that the 25 house limit should be relaxed: it means North Somerset Council must find more sites.

We would also like to draw attention to the emerging Neighbourhood Plan. The Plan since the first application has progressed through further stages of consultation and was approved by the Parish Council on 11th September. It is now progressing to compliance checking. Therefore, we feel that this should be taken into consideration when reviewing this new application. The Plan does not support the development of this land for housing but does identify a local brown field site in the Parish which would be suitable for additional housing development.

The more specific reasons for objection to this particular site are principally on issues of highways and access, drainage, ecological impact and the housing type and mix.

Highways and Access

The proposed narrow access was positioned on a bend: the access for vehicles approaching from Claverham Road was blind, making it hazardous for both users of Stowey Road and those emerging from the proposed site. The road is very busy, especially at commuting and school times. It is also used as a route to avoid High Street congestion, which in turn impacts on Well Lane, Cherry Grove and Barberry Farm Road as they provide the access back on to the High Street. The junction of Stowey Park and Claverham Road is a dangerous narrow blind junction at which vehicles emerging from Stowey Road have to edge out before they can see what is approaching. The vehicles wishing to turn in to Stowey Road from Claverham Road cannot see until the last moment if there is any vehicle there and there have been a number of minor accidents as a result.

A traffic survey commissioned by the Parish Council in conjunction with North Somerset Council along Claverham Road showed a 30% increase in traffic volume and size, highlighting that was not so much a problem of speed but more of congestion.

The additional traffic movements created by this proposed development on to Stowey Road will exacerbate these issues especially during a period of construction. HGVs both during and after construction will require access to the development site; this can only be via Claverham Road or roads off the High Street, which are narrow and difficult. Additional traffic congestion will be the inevitable result with the safety of pedestrians using the pavement between Stowey Park and the High Street being at serious risk when HGVs and buses attempt to pass.

Drainage and Flooding.

The developer acknowledged at the meeting there were valid issues of concern surrounding the drainage of the site. It was level land and below the sewer level making it necessary to either raise the land levels or create a pumped system. The developers reports are based on 1 in 100 year flood events and it was highlighted that very recently Yatton had such an event twice in one year.

There have been serious concerns raised about the ability of the attenuation pond to accommodate the rate of surface run off from the site which may impact on the sewage systems and rhyme network. There was also doubt surrounding whether the runoff from Cadbury Hill had been factored into the models for the drainage of the site as it could have a significant impact.

As part of the site is designated as flood zone 2 & 3 and the details submitted are insufficient to fully mitigate this risk, the Parish Council urge North Somerset to withhold a decision at outline until all this has been fully resolved: it should not be left to be a part of any future reserved matters application.

Furthermore, the impact of drainage should also be looked at cumulatively across all the applications that have come forward including accumulating Section 106 funds to mitigate the drainage impacts as a whole.

The master plan also appears to have a built area closer to the rhynes than the nine metre stipulated buffer. The attenuation pond was positioned in a designated green open space on the plans; however, concern was raised about the health and safety issues that arise from an open area of water and the future care and maintenance of the pond.

Ecological Concerns

The proposed site was on pre-enclosure agricultural land with an historic field pattern and ancient hedgerows rich in native species, some combinations of which date back to pre-Tudor times. The impact in terms of the loss of natural heritage and habitat of Serotine, Lesser and Greater Horseshoe bats was very significant and although this proposed development is smaller than others in the Parish, the Council is consistent in their objection when there is an irreplaceable loss of habitat.

The Parish Council would ask that North Somerset Council Planning Officers take full consideration of the technical guidance and recommendations presented in the document "North Somerset and Mendip Bats Special Area of Conservation (SAC) - Guidance on Development" - Version 1.1 - May 2017.

Housing Type and Mix Concerns.

The building of two and two and a half storey dwellings adjacent to the bungalows on Stowey Park is unacceptable. There would be significant adverse impact in terms of loss of privacy and the creation of an overbearing, overlooking environment that was not in keeping with the surrounding open plan design of the neighbouring street scene. The developer acknowledged this significant impact at the meeting and they were urged to include bungalows along the boundary with Stowey Park. There was criticism of the mix of housing in particular the high number of 4+ bedroom dwellings. It was questioned how this would be incorporated into a commitment to 30% 'affordable' houses as large houses would be of no assistance in providing affordable housing for young people in the village.

The Parish Council believe that North Somerset Council should plan for a properly resourced single settlement solution to their housing numbers rather than developing around all the individual settlements as was the case at present.

ii) 20/P/2567/FUH - Step A Side, 137, High Street, Yatton, BS49 4DB. Extend existing garage into the garden.

RESOLVED: that councillors recommended supporting application 20/P/2567/FUH for the following reasons:

Reason for Recommendation. The Parish Council supported this proposal as 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. The home working did not increase vehicle movements as no clients were visiting the premises: the work was carried out remotely

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/2570/FUH – Westmoreland, 75, High Street, Yatton, BS49 4DW. Demolition of existing lean-to extension and conservatory and construction of a single storey side and rear extension.

RESOLVED: that councillors recommended supporting application 20/P/2570/FUH for the following reasons:

Reason for Recommendation. The proposed extensions had no negative impact on the street scene or on neighbouring residents in terms of overlooking. The design blended well with the existing 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.
- 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/2612/FUH – 90A Wemberham Lane, Yatton, BS49 4BP. Erection of a 2 storey side extension.

RESOLVED: that councillors recommended supporting application 20/P/2612/FUH for the following reasons:

Reason for Recommendation. There was ample space on the site to accommodate the proposed extension. It was a good use of the space and had no detrimental impact on the street scene. The design and materials to be used blended well with the existing dwelling.

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.

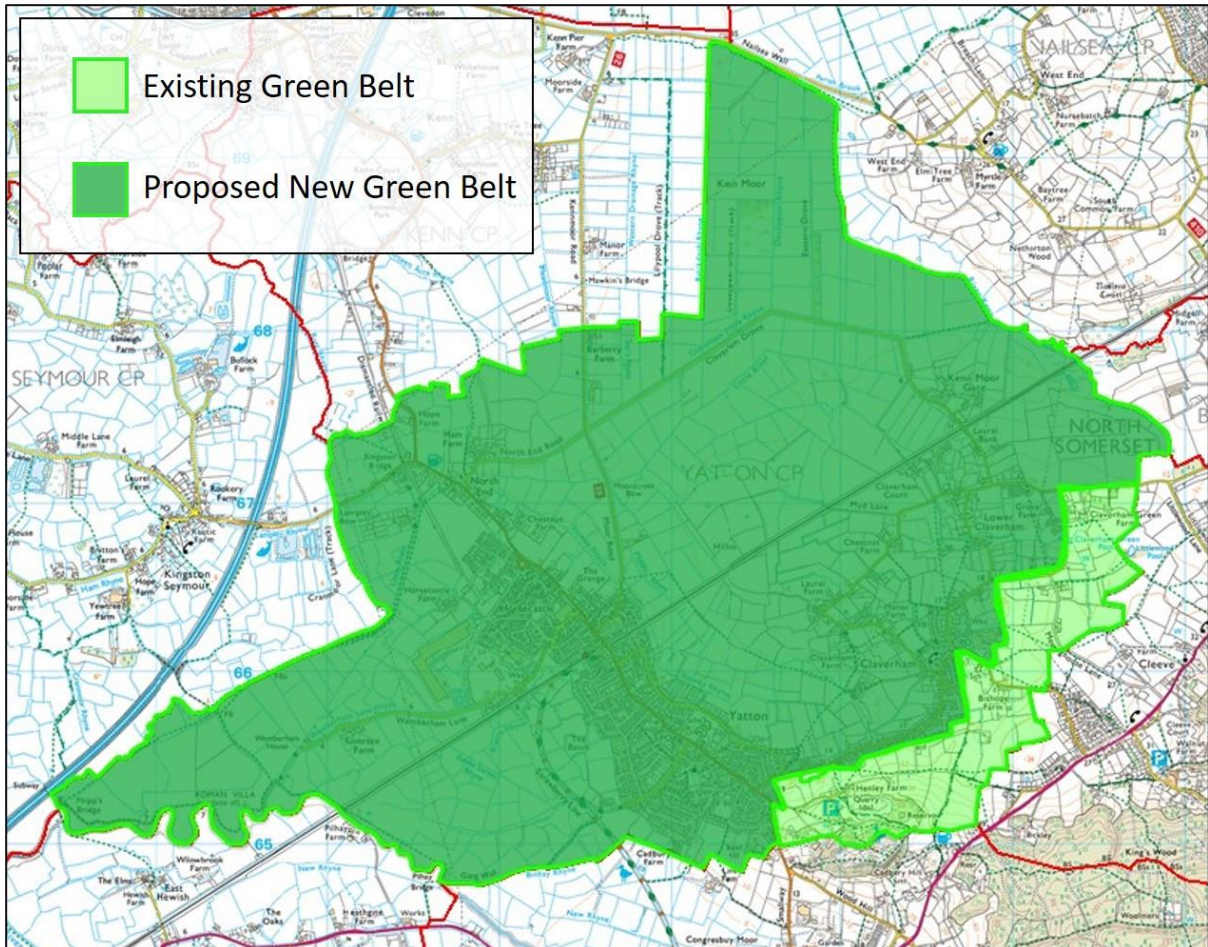
PLN To consider the comments for the Local Plan 2038 consultation. 209/20

Draft comments had been circulated prior to the meeting for the Committee to consider.

RESOLVED: to submit the comments as drafted below.

**North Somerset Local Plan 2038:
Challenges and Choices Part 2: Choices for the Future
Response from Yatton Parish Council**

Yatton Parish Council is pleased to have an opportunity to comment on the North Somerset Local Plan 2038. Of the four scenarios outlined in the consultation document, we strongly support Option 2 ("Urban Focus") but strongly reject the other three. We consider housing to be a good use of Green Belt land close to the south-east edge of Bristol, as it would reduce the need for private car use and would be close to a wide range of excellent amenities. The loss of this area of Green Belt could be mitigated by extending Green Belt in other parts of North Somerset, as suggested in the attached map.



MATTERS FOR INFORMATION

PLN North End Development Steering Group Report. 210/20

No meeting had taken place since the last Planning Committee meeting. Councillor Jonathan Edwards shared a map showing the link to Duck Lane at the top of the new section of Strawberry Line off Arnolds Way that was still not open. It was hoped the new funds from the Department of Transport would assist with this. The progression of the line to Clevedon was slow with many permissions from landowners still to be obtained. The culvert under the M5 was also a further issue.

*** The Chairman asked the Committee members if they would be willing to suspend the meeting to allow District Councillor Bridger to speak.

RESOLVED: to allow District Councillor Bridger to speak.

He advised that the link to Duck Lane was hopefully to open next year but that it would take longer to resolve the culvert under the M5. Highways England had the funds to

carry out the work: the difficulty was the land owner negotiations, however there was a lot of momentum behind the project.

*** The meeting was reconvened.

PLN Clerk's Report

211/20

- i) The Clerk was to ask for an extension to comment on the North Somerset Council Active Travel Strategy Consultation as it closed Thursday 17th December and the next meeting was 21st December.
- ii) Any planning applications that had been approved since the last meeting agreed with the Parish Council's recommendations.
- iii) The Clerk asked Councillor Jonathan Edwards to share a revised drawing of the new cemetery the working group had drafted. The Clerk was asked to send it to North Somerset Council before getting any architectural drawings done and to chase the Heads of Terms for the lease again as there has still been no response.

PLN Future Agenda Items for Consideration.

212/20

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.

North Somerset Council Active Travel Strategy Consultation (21st Dec meeting item).

Chairman

___/___/2020