

Draft Minutes
of the Meeting of the
Planning Committee
Monday 18th January 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.07 p.m.

Present: Councillors Jonathan Edwards, Chris Jackson, Graham Humphreys, Robert Jenner, Peter Lomas, Caroline Sheard, Bryan Thomas and Roger Wood.
District Councillor Steve Bridger, the Clerk and 8 members of the public.

FOR DECISION

PLN Apologies for Absence.

226/21

Apologies had been received from District/Parish Councillor Wendy Griggs.

**PLN Declarations of Interest and to consider any written applications for
227/21 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

228/21

The applicant for 20/P/2888/FUH 175, Claverham Road spoke in support of the application. The applicant for 20/P/2912/FUL 4, The Avenue spoke regarding the intention to submit amended plans that would address concerns raised about the application.

A resident spoke of his objections and concerns regarding 20/P/2912/FUL. The full details of these concerns had been circulated to the Committee prior to the meeting.

The applicant for 20/P/3071/FUH The Barn North End Road spoke in support of the application giving the reasons for the proposed annexe and why the position of it had been chosen.

A resident spoke of the objections to 20/P/3071/FUH including its position in relation to his property and the impact this may have on it.

The applicant for 20/P/3209/FUH spoke in support of the application.

**PLN To approve and sign the minutes of the meeting held on 21st December 2020.
229/21 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 21st December 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).

230/21

NONE.

PLN District Councillors Report

231/21

District Councillor Steve Bridger reported the following matters, the Rectory Farm application was due in at the end of this week or next week dependent of speed of

validation. There had been no movement of the Stowey Road application. He was due to have a meeting following on from the Local Plan Choices consultation. The Strawberry Line Extension to Clevedon Committee meeting had been very productive and there was forward movement with plans for the Strawberry Line Extension to pass through a culvert under the M5 being drafted. There were no questions from the Committee.

**** The Chairman asked the Committee if they would consider moving agenda item 7 vii to be heard first to assist the applicant who may need to leave the meeting early. RESOLVED: to move 7vii to be heard first.**

PLN Planning Applications (Agenda Item 7) 232/21

vii) 20/P/3082/FUH – Chestnut View Park Farm, Arnolds Way, Yatton, BS49 4FG.
First floor side extension to existing single storey.

RESOLVED: that councillors recommended supporting application 20/P/3082/FUH for the following reasons:

Reason for Recommendation The design of the single storey extension blended well with the existing property. There was no detrimental impact to the street scene or neighbouring residents.

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.

i) 20/P/2888/FUH – 175, Claverham Road, Claverham, BS49 4LH. Proposed loft conversion, two storey rear extension and dormers to the east roof.

RESOLVED: that councillors recommended supporting application 20/P/2768/FUH for the following reasons:

Reason for Recommendation The proposed conversion and extensions improved and enhanced the property. As the new building will be to the rear of the house there is no negative impact on the street scene. It was suggested that obscure glass may be appropriate in the west-facing window.

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.

*** The Chairman had asked the Committee to allow a suspension of the meeting during the following item in order for him to speak to the applicant and the resident who had raised concerns.

RESOLVED: to allow the suspension and the meeting was reconvened afterwards.

- ii) **20/P/2912/FUL – 4, The Avenue, Yatton, BS49 4DA.** Proposed revised house type design for erection of a dwelling house (previous permission approved with reference 19/P/2244/FUL).

RESOLVED: that councillors recommended NOT supporting application 20/P/2912/FUL for the following reasons:

Reason for Recommendation. The Parish Council had considered the detailed objections to the new dwelling and this was the basis for not supporting the application. It was understood from the applicant that amended plans were to be submitted in due course.

The Committee requested that the Clerk ask the Planning Officer to advise her when the new amended plans were received, so the Committee were able to formally review them and comment.

- iii) **20/P/3064/FUH – 5, Briar Mead, Yatton, BS49 4RE.** Proposed erection of a first floor side extension over garage/utility and a single storey rear extension.

RESOLVED: that councillors recommended supporting application 20/P/3064/FUH for the following reasons:

Reason for Recommendation The proposed extensions were an improvement to the property as much of the new building will be to the rear of the house there is little 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.

- 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/3071/FUH – The Barn, North End Road, Yatton, BS49 4AS. The creation of a single storey annexed accommodation for dependent relatives.

RESOLVED: that councillors recommended NOT supporting application 20/P/3071/FUH for the following reasons:

Reason for Recommendation The Parish Council considered the annexed accommodation was an overdevelopment of the front of the property. The very close proximity of the annexe to Linden Cottage, which was an old property and had been the subject of subsidence on that side of the building, was a serious cause for concern. It was considered that the solid stone walls of Linden Cottage would be more prone to damp issues if another wall were built as extremely close as the proposed application was requesting. The concern that this proposal in effect turned Linden Cottage from a detached property into a semi-detached was considered well-founded by the Committee.

v) 20/P/3039/FUH – 42, Chescombe Road, Yatton, BS49 4EN. Proposed two storey side extension and single storey rear extension.

RESOLVED: that councillors recommended supporting application 20/P/3039/FUH for the following reasons:

Reason for Recommendation There was ample space on the plot to accommodate the proposed extensions. There was no negative impact on the street scene as other properties in the road had carried out similar work and therefore a precedent had already been set. The new building did not reduce the amount of parking available within the property boundaries. 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/3136/FUH – 2, Dunsters Road, Claverham, BS49 4LU. Demolition of existing rear conservatory. Erection of a two storey rear extension.

RESOLVED: that councillors recommended NOT supporting application 20/P/3136/FUH for the following reasons:

Reason for Recommendation The Parish Council considered this proposed extension was an overdevelopment of the site and the design was out of character with that area of the road. There was little difference in this new application than the one under 20/P/2406/FUH which they had reviewed 2nd November 2020 and had also recommended not supporting.

viii) 20/P/3209/FUH – 8 Binhay Road, Yatton, BS49 4HD. Two storey side extension and widening of the front access.

RESOLVED: that councillors recommended supporting application 20/P/3209/FUH for the following reasons:

Reason for Recommendation The proposed extension was like others that had been carried out in the road, therefore a precedent had already been set. It was an improvement to the property that had no negative impact on the street scene. It was noted that the Highways Department had approved the widening of the front access. 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 suggestions for the Peer Review of the Council's planning service.

233/21 The purpose of the review is to look at what the service does well and the areas it could improve upon. Areas the review will particularly focus on will be decision making processes for planning and enforcement, pre-application advice arrangements, and the approach to workforce development.

Committee Chairman Chris Jackson was to attend a meeting and wished to raise any suggestions the Committee members wished to make. The following suggestions were made.

- Amended Plans – The Parish Council were not always informed when amended plans were submitted and whilst it was appreciated it may not always be easy to decide which amended plans should be drawn to the Parish Council's attention, a number have come to light where there were really large and significant changes that we were not told about (e.g. a change in the number of new houses on a site).

- To highlight the significance when viewing multiple development applications that come in for one parish of assessing the impact in a cumulative way and not just the impact of each development site individually.
- There was a view that planning decisions are open to the interpretation of planning regulations by officers/inspectors that can lead to an impression of variation in the consistency of the decisions taken.

PLN To discuss steps in progressing the Curo landscaping at North End.

234/21

The Clerk had emailed Curo about progressing the landscaping as there was an undertaking by them to assist in organising a workshop for the community to put forward ideas. No response had been received to date. The Clerk was to chase this up and it was to be taken to the next North End Steering Group meeting to be progressed from there.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

235/21

A meeting was held today at which the detailed High Street Improvement plans were available to view. The scheme was going out to consultation mid-February and it was hoped that the changes to Stowey Road and entrance to the school from the Co-op car park would form a part of the consultation. The Parish Council's comments on the Stowey Road scheme had been passed to Highways Officers for consideration. It was very positive to see these schemes moving forward.

The Strawberry Line connection to Duck Lane was discussed but was still proving a problem to overcome. There were also initial drawings of a scheme for the Strawberry Line to pass under the M5.

PLN Clerk's Report

236/21

i) The official notification of the appeal on the expansion of Bristol Airport had been received after the agenda had gone out. All representations must be received by 22nd February 2021 (the Parish Council had submitted two sets of comments, the initial ones and ones for the amended plans). The public enquiry will commence on 20th July 2021. The details can be found on the Planning Inspectorate website using appeal number APP/D0121/W/20/3259234.

ii) Since the last meeting only two applications had been determined. Both had been approved, which was in line with the Parish Council's recommendations of support.

iii) The Clerk introduced a brief discussion on how planning PowerPoint slides were presented. The Committee were happy and did not wish to make any changes.

PLN Future Agenda Items for Consideration.

237/21

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.

Chairman

____/____/2021