

Draft Minutes
of the Meeting of the
Planning Committee
Monday 15th February 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.07 p.m.

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

District Councillors Steve Bridger & Wendy Griggs, the Clerk and 8 members of the public.

FOR DECISION

PLN Apologies for Absence.

238/21

Apologies had been received from Councillor Peter Lomas.

**PLN Declarations of Interest and to consider any written applications for
239/21 dispensations (Agenda Item 2).**

NONE.

PLN Public Participation

240/21

The applicant for the development at Rectory Farm spoke to inform the Committee that the outline application for 100 dwellings with 30% affordable homes had been submitted. It had not been registered yet therefore was not yet on the website. He would welcome any comments from the Parish Council in due course.

A resident spoke of his objections and concerns regarding the amended plans for 20/P/2912/FUL 4, The Avenue. The full details of these concerns, in particular privacy, had been circulated to the Committee prior to the meeting.

The applicant for 20/P/2912/FUL 4, The Avenue spoke in support of his amended plans that he considered would address concerns raised about the application.

**PLN To approve and sign the minutes of the meeting held on the 18th January 2021.
241/21 (Agenda item 4)**

RESOLVED: that the minutes of the Planning Committee meeting held on 18th January 2021 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).

242/21

The appeal APP/D0121/D/203265868 – 5 Kenn Moor Rd, Yatton, Bristol – Proposed detached garage extension to create a first floor office (20/P/2359/FUH) was noted.

PLN District Councillors Report

243/21

District Councillor Steve Bridger reported the following matters, the discussions on the Moor Road application were on-going following Natural England objections, the Rectory Farm application had been submitted 22nd January, he was not sure why validation was slow. He had been to a meeting about the Rugby Club, there were two applications likely to be submitted May/June, one for the current site of housing development and one for the new Rugby Clubhouse and pitches etc. The move by Oxford Instruments to a new site in summer 2022 would mean the development of the site which had previously been granted permission for 55 houses (possibly lapsed now), but it was an opportunity to be proactive regarding what is bought forward on the site. A further meeting was due to discuss the spatial strategy for the new local plan which was broadly where future development would be to 2038. Questions from the Committee were on bins on Chestnut Park, new traffic planters on Stowey Road, the naming of Eaton Park and the criteria for being a town rather than a village.

District Councillor Wendy Griggs had no report for planning.

PLN Planning Applications (Agenda Item 7)

244/21

- i) **20/P/2912/FUL – 4, The Avenue, Yatton** - Amended Plans for revised house type design for the erection of a dwelling house.

RESOLVED: that councillors recommended supporting application 20/P/2912/FUL for the following reasons:

Reason for Recommendation The Parish Council wished to make this recommendation subject to all aspects and special measures being taken to retain the privacy and prevent overlooking of neighbouring properties and to ensure they are within North Somerset Council Planning Policy.

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.

- ii) **21/P/0011/FUL - Land off Bishops Road, Cleeve** - Erection of an agricultural building.

RESOLVED: that councillors recommended NOT supporting application 21/P/0011/FUL for the following reasons:

Reason for Recommendation. The Parish Council considered this new application for an agricultural barn on the site was still of a scale and position that caused a harmful intrusion into the open countryside and green belt between Claverham and Cleeve. The access is also positioned on the bend in Bishops Road which could be hazardous.

- iii) **20/P/2921/FUH - 28 High Street, Claverham, BS49 4NB** - Proposed two storey front extension, single storey front extension, erection of a detached garage and proposed dropped kerb.

RESOLVED: that councillors recommended supporting application 20/P/2921/FUH for the following reasons:

Reason for Recommendation The proposed extensions and garage were on a plot that was large enough to accommodate this additional development and it was similar to work that had been carried out on the next door property. It was an improvement to the property and the materials used should be sympathetic and blend with the existing dwelling. There was no negative impact on the street scene and the change to the kerb was appropriate.

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) **21/P/0040/FUL - Hollowmead Farm, Hollowmead, Claverham** - Extension to an agricultural building.

RESOLVED: that councillors recommended supporting application 21/P/0040/FUL for the following reasons:

Reason for Recommendation The Parish Council were supportive of local agricultural business. The proposed building was a distance away from the road but consideration may be given to additional screening if deemed appropriate.

- v) **21/P/0077/FUH - 55 Derham Park, Yatton, BS49 4EA** - Proposed erection of a two storey side extension, single storey rear extension/garage conversion and internal alterations.

RESOLVED: that councillors recommended supporting application 21/P/0077/FUH for the following reasons:

Reason for Recommendation The proposed extensions had no negative impact on the street scene and a precedent had already been set as a number of other properties in the road had already carried out similar work.

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.

- vi) **21/P/0089/LBC - Northend Farm, North End Road, Yatton, BS49 4AS** - Listed Building Consent for first floor internal alterations to enlarge family bathroom and reconfigure ensuite; including removal of stud partition dividing existing store cupboard and bathroom to enlarge proposed bathroom; installation of 2No. extract fans protruding through external wall at the rear elevation.

RESOLVED: that councillors recommended supporting application 21/P/0089/LBC for the following reasons:

Reason for Recommendation The Parish Council considered the internal alterations to be appropriate improvements, but the recommendation was subject to the Conservation Officer's approval.

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

- 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) **21/P/0128/FUH - 151 Claverham Road, Claverham, BS49 4LH** - Demolition of existing rear conservatory and extension, and proposed erection of a replacement single storey rear extension.

RESOLVED: that councillors recommended supporting application 21/P/0128/FUH for the following reasons:

Reason for Recommendation The proposal was the replacement of existing buildings which was an improvement to the property. There was no detrimental impact on the street scene or neighbouring properties. The extension was very similar to one that had been carried out on the property next door.

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.

viii) **21/P/0021/FUH - 3 Stowey Road, Yatton, BS49 4HS** - Demolition of existing garage and erection of a single storey side extension containing garage, utility room and entrance lobby.

RESOLVED: that councillors recommended supporting application 21/P/0021/FUH for the following reasons:

Reason for Recommendation The proposal was an improvement to the property that had no negative impact on the street scene or neighbouring property. 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.

ix) **21/P/0182/FUH - 41 High Street, Yatton, BS49 4HJ** - Two storey side extension and internal alterations.

RESOLVED: that councillors recommended supporting application 21/P/0182/FUH for the following reasons:

Reason for Recommendation The proposed extension was within the conservation area and therefore all the materials must be sympathetic to this designation and comply to the satisfaction of the Conservation Officer. The Parish Council were aware that there had been a lean-to building on the site in the past in the same position as the extension. It was considered to be a good use of the available space and did not detrimentally affect 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.

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

245/21

The Clerk had received a response to the email she had sent Curo about progressing the landscaping. It was not positive that Curo were willing to assist in a workshop to gain ideas. The Committee concluded that a way forward would be for the North End Gateway and Roundabout Working Group created 5th October 2020 comprising of Jonathan Edwards, Chris Jackson, Bryan Thomas and Roger Wood to approach YACWAG, YCCCART, Yatton Horticultural Society and Yatton Local History Society on their ideas to formulate some choices ahead of consulting the Community.

***** The meeting was suspended and reconvened during the next item to allow District Councillors to speak.**

PLN To discuss the 20 mph zone within the Yatton High Street Improvement Scheme.

246/21

The Parish Council had been approached by an initiative called the 20's Plenty campaign which was seeking to gain 20mph across the district in all residential areas. Discussion ensued on the initiative and how it sits with all the work that had been achieved to date within the parish on trying to secure 20mph.

RESOLVED: to request District Councillors Steve Bridger and Wendy Griggs to consider the 20's Plenty initiative and progress it at North Somerset Council.

District Councillor Wendy Griggs indicated that discussions had begun, and it was a 'live' issue.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

247/21

No Report – next meeting scheduled 22nd February 2021.

PLN Clerk's Report

248/21

i) 20/P/3153/AGA – Land at Chestnut Farm, Cheveney's Buildings, Streamcross, Claverham. Application to determine if prior approval is required for a proposed agricultural building to cover a fodder store and provide hay and machinery storage. This application was refused by North Somerset Council, the main reason was it was a visually intrusive and dominating feature in the rural landscape.

PLN Future Agenda Items for Consideration.

249/21

Next agenda - Creating Sustainable Buildings and Places Supplementary Planning Document Consultation.

Invitation to YACWAG, Yatton Horticultural Society, YCCCART and Yatton Local History Society to discuss the North End gateway and roundabout.

Presentation by NSC on CIL, S106 and Regulations 278 & 123.

Chairman

____/____/2021