

Draft Minutes

of the Meeting of the

Planning Committee

Monday 15th March 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.14 p.m.

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

District Councillor Steve Bridger, the Clerk and 22 members of the public.

FOR DECISION

PLN Apologies for Absence.

250/21

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

PLN Declarations of Interest and to consider any written applications for 251/21 dispensations (Agenda Item 2).

NONE.

PLN Public Participation

252/21

A resident spoke in objection to the Rectory Farm application for the following reasons. It was outside the settlement boundary, not in the Yatton Neighbourhood Development Plan or North Somerset Council Site Allocations Plan, it set a precedent for further development adjacent to the Strawberry Line, serious concerns regarding drainage and flood risk, additional traffic and pollution impact, the difficult access issues of Chescombe Road and the high level of development already in the pipeline for the Parish. He also fully endorsed the comments made by YACWAG.

A member of YACWAG (Yatton and Congresbury Wildlife Action Group) spoke in objection to the Rectory Farm application. He had circulated detailed comments on the adverse effect on biodiversity to the Committee prior to the meeting and these had been submitted to North Somerset Council. He endorsed the comments the first resident who spoke made and highlighted again that it was not in the Yatton Neighbourhood Plan and was a significant intrusion on the landscape of the village and its linear form.

A representative from Mead Realisations spoke in support of the Rectory Farm application. The consultation had seen no objections from the Affordable Housing Team, the Tree Officer or the Environment Agency. More information had been requested from Natural England, and more information about the archaeology of the site. The public comments had generated 67 responses in support and 129 against the proposal. He stated that it was a sustainable site on which the benefits outweighed the disadvantages, outside the flood plain, would remove old farm buildings and was a biodiversity net gain after the mitigation measures proposed were implemented.

A resident supported the comments that had been made in objection to Rectory Farm and highlighted her main concerns around the climate change impact of the continuous building

on green field sites. She questioned the actual affordability of the housing element of the application.

The applicant of 21/P/0017/FUL spoke in support of the application.

The applicant of 21/P/0394/FUH spoke in support of the application.

The applicant of 21/P/0424/FUH spoke in support of the application.

There were six more residents who voiced agreement with the all the comments of objection that were made about the Rectory Farm application.

PLN To approve and sign the minutes of the meeting held on the 15th February 2021.

253/21 (Agenda item 4)

RESOLVED: that the minutes of the Planning Committee meeting held on 15th February 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).

254/21

NONE.

PLN District Councillors Report

255/21

District Councillor Steve Bridger had given a full report to Full Council last week which included planning updates and was available on the Parish Council website. He was very pleased to report that a bus service from Yatton to Clevedon had been re-established. A consultation had just been launched for the development at Box Bush Farm with a planning application expected by the end of April.

PLN Planning Applications (Agenda Item 7)

256/21

- i. **21/P/0236/OUT - Land At Rectory Farm, Chescombe Road, Yatton** - Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval.

RESOLVED: that councillors recommended NOT supporting application 21/P/0236/OUT for the following reasons:

Reason for Recommendation. The Parish Council consider this proposed development to be contrary to planning policy in a number of ways that make it entirely unacceptable.

The site is not included in either the North Somerset Site Allocations Plan or the Yatton Neighbourhood Development Plan, and is therefore contrary to Area Policy CS32 which states that sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans.

It constitutes an intrusive protrusion into the countryside that is not consistent with the linear nature of the village and may set a precedent for other speculative and unwelcome development along that settlement boundary.

The development was in close proximity to the Strawberry Line encroaching and compromising its amenity value by urbanising the rural setting.

The site is close to the Biddle Street SSSI and would cause very significant and detrimental damage to the biodiversity and ecology in that area. The detailed comments from YACWAG and YCCART demonstrate just how damaging the site would be to wildlife, ecology and archaeology; the Parish Council fully support their comments.

Yatton has been the subject of very considerable growth over the past few years and the Parish Council are aware of proposals coming forward for further development on other sites that have fewer negative impacts on the environment and local infrastructure than this proposal. The requirement to treat each application in isolation is not acceptable; a cumulative view must be taken on the sustainability and impact of continuous back to back development on the infrastructure, environment and ecological habitats and on the diminishing facilities by comparison to the number of dwellings in Yatton.

The development will generate increased traffic and pollution along the proposed access of Chescombe Road and also impact on Mendip Road, both of which are unsuitable for accommodating increased volumes of vehicle movement. There is already an existing high level of on street parking on Chescombe Road that in effect makes it one way along many stretches.

The levels of out-commuting from the site are likely to be high, further exacerbating the traffic problems in the immediate area and on the B3133.

The Parish Council do not support the development of this site but have to suggest that should this application unfortunately be granted approval consideration be given to the following green measures within the Reserved Matters application:

- 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.20/P/2511/FUL - 70 Wakedean Gardens, Yatton, BS49 4BW - Erection of one attached end of terrace dwelling.

RESOLVED: that councillors recommended NOT supporting application 20/P/2511/FUL for the following reasons:

Reason for Recommendation. The Parish Council were concerned about the impact a new dwelling would have on the poor infrastructure in the road. The proposal does not enhance the street scene and will mean the loss of some green space as a result of this building.

The Parish Council also wished to suggest that should this application be given approval 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/2845/FUL - Claverham Village Hall, Bishops Road, Cleeve, BS49 4NF - Proposed re-roofing of existing conservatory (from translucent pitched roof to flat roof incorporating lantern light).

RESOLVED: that councillors recommended supporting application 21/P/2845/FUL for the following reasons:

Reason for Recommendation The proposed new roofing will provide better insulation, retaining heat and may help reduce heating costs. 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 try to use materials that are sustainable, made with recycled content, easily reused or recycled, and that save energy.

iv) 21/P/0017/FUL - Chestnut View Park Farm, Arnolds Way, Yatton, BS49 4FG - Retrospective application to increase height and extend existing bund.

RESOLVED: that councillors recommended supporting application 21/P/0017/FUL for the following reasons:

Reason for Recommendation The bund and accompanying attractive planting scheme provides screening for the property and softens the setting close to the Strawberry Line. There has been excellent liaison with community groups to bring forward a planting scheme that will enhance and bring back ecological benefit to the location that has been lost by surrounding development. The Parish Council consider the scheme in its design and implementation was entirely worthy of support.

v) 21/P/0332/FUH - The Oxe Yard, North End Road, Yatton, BS49 4AS - Proposed erection of a detached car port/garage/workshop within the curtilage of the property to the South/ West of the main dwelling.

RESOLVED: that councillors recommended supporting application 21/P/0332/FUH for the following reasons:

Reason for Recommendation The proposed new garage and workshop was not visible from the road and therefore had no impact on the street scene. It was an improvement to the property that had no adverse effect on 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, consider the feasibility of installing one or more electric vehicle charging points.

vi) 21/P/0412/FUH - 8 Broadcroft Avenue, Claverham, BS49 4LP - Proposed erection of a single storey rear extension and internal alterations.

RESOLVED: that councillors recommended supporting application 21/P/0412/FUH for the following reasons:

Reason for Recommendation The proposed extension and alterations were an improvement to the property that had no negative impact on the street scene or neighbouring property in terms of loss of privacy. 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.

vii) 21/P/0394/FUH - 84 Claverham Road, Claverham, BS49 4LD - Single storey rear extension including part garage conversion and formation of open porch to front.

RESOLVED: that councillors recommended supporting application 21/P/0394/FUH for the following reasons:

Reason for Recommendation The proposed work and extension had no negative impact on the street scene and did not extend beyond the current building line. It was an improvement to the property that blended well with the existing dwelling with no loss of privacy to the neighbouring dwellings.

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.

viii) 21/P/0424/FUH - The Barn, North End Road, Yatton, BS49 4AS - The proposed erection of a single storey detached annex to the rear of the existing property.

RESOLVED: that councillors recommended supporting application 21/P/0424/FUH for the following reasons:

Reason for Recommendation The proposed annexe was easily accommodated as there was ample space to accommodate the new building. There was no impact on the street scene or neighbouring residents. It was suggested that a condition be made that the annexe must be retained for use in conjunction with the main residence and cannot be sold as a separate dwelling.

ix) 21/P/0100/FUL – Smart Systems Ltd, Arnolds Way, Yatton, BS49 4QN.

Proposed erection of new industrial 2 bay portal framed premises to connect to Phase 5 building to include new warehouse and vertical paint plant facilities together with drainage infrastructure to connect to existing approved and micro-generation of energy onsite by means of photovoltaic panels to roofscape set down below main parapet façade.

RESOLVED: that councillors recommended supporting application 21/P/0100/FUL for the following reasons:

Reason for Recommendation The Parish Council wished to support a thriving expanding business and welcomed the employment that comes with this success. The inclusion of screening of the site with bunds planted with trees as it is in open countryside would be very welcome in softening its considerable impact on the landscape. This would increase the biodiversity and ecology and bring environmental benefits to that area. It should be emphasised that the company must only use access on to Arnolds Way and not seek alternatives e.g. Wemberham Lane. 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 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 a driveway or car parking, 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 ‘Creating Sustainable Buildings and Places 257/21 Supplementary Planning Document Consultation’.

RESOLVED: to approve the following comments for submission to the consultation.

- Yatton Parish Council is pleased to have an opportunity to comment on the Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document.
- We agree with the policies outlined in the document and hope that the trajectory towards greater sustainability and energy efficiency will continue into the future.

MATTERS FOR INFORMATION

**PLN North End Development Steering Group Report.
258/21**

There had been two recent meetings focused on the High Street improvements which should be going out to consultation at the end of the month. The consultation will include a 20mph zone starting north of the Wemberham Lane roundabout by Oxford Instruments so will mean any roads off the High Street that do not link to other roads will be included as part of the 20mph designation. This would see the slowing of traffic before reaching the roundabout which has been a source of complaint and concern for a long time. The consultation will also include the new pedestrian entrance to the school off the Co-op car park and the Stowey Road pedestrian and cycle zone. The proposed light-controlled pedestrian crossing from Eaton Park to Chestnut Park was still progressing; members agreed it was imperative this was in place in time for the school opening and the first residents of Eaton Park. The improvements were costed just within the S106 budget of £373,000.

**PLN Clerk’s Report
259/21**

- i) The CPRE (Campaign for the Protection of Rural England) which the Parish Council had recently joined had sent the membership card which Councillors may use if they attend events once face to face meetings resume.
- ii) Land Off Bishops Road, Bishops Road, Cleeve. Erection of an agricultural building. The Parish Council had recommended not supporting the application. It had been determined, however the application page was in error so the Clerk was unable to find out the decision. She would let the Committee know as soon as it became available.

PLN Future Agenda Items for Consideration.

260/21

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