

Draft Minutes

of the Meeting of the

Planning Committee

Monday 12th April 2021

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

Meeting Commenced: 7.30 p.m.

Meeting Concluded: 9.30 p.m.

Chairman Jonathan Edwards expressed sadness and condolences on behalf of the Parish Council to HRH The Queen and to the Royal family for the sad passing of HRH Prince Philip.

A minute's silence was held in his memory and as a mark of respect for his lifetime of public duty.

A presentation was given by a representative from Boklok Homes which gave an update on the developing planning application for housing and a medical centre following the feedback from the public consultation. The changes to the initial draft site plan were as follows:

- The Medical Centre had been moved to the south west corner of the site.
- Increased planting to increase biodiversity and the visual impact of the site.
- Changed the grid format layout to a more organic flow arrangement of housing to soften the structure of the site.
- New open green space in the north west corner of the site.
- Underground crates for surface water drainage.
- The noise impact from the adjacent sites has led to the re-orientation of housing on the southern boundary.
- The access will include a footpath link along the front boundary and a crossing at the Wood Hill junction to the north of Smallway with a new pedestrian island.
- The planning application was in an advanced stage with submission likely to be in May/June. There was still time to make changes.

The Wood Hill junction crossing was highlighted as needing additional measures to slow traffic down from the Yatton direction. Vehicles currently sweep into Wood Hill at speed.

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

District Councillor Wendy Griggs, the Clerk, representative from Boklok Homes and 13 members of the public.

FOR DECISION

PLN Apologies for Absence.

261/21

Apologies had been received from District Councillor Steve Bridger.

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

NONE.

PLN Public Participation

263/21

A resident spoke regarding the High Street Safety Improvements Consultation and welcomed all the proposals. However she wished to highlight that it was disappointing that North End Road was excluded from the scheme and that any progress towards 30mph along the road up to the Bridge Inn was of key importance to that part of the village with many more people walking the road from the new developments especially since the pandemic.

PLN To approve and sign the minutes of the meeting held on the 15th March 2021. 264/21 (Agenda item 4)

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

265/21

NONE.

PLN District Councillors Report

266/21

District Councillor Steve Bridger had sent an email update regarding the withdrawal of the Rural Lanes Active Travel Enhancements “Access Only” Restriction Consultation. He considered there was still scope for a scheme but one which was much closer to the Quiet Lanes Initiative that the Parish Council had been involved with in the past. He was to check the specification of the raised humps in the High Street Improvements proposal.

PLN Planning Applications (Agenda Item 7)

267/21

- i. **21/P/0563/FUH - 6 Wemberham Crescent, Yatton, BS49 4BE** - Proposed erection of a single storey side extension and front porch; recladding of dormer/front elevation.

RESOLVED: that councillors recommended supporting application 21/P/0563/FUH for the following reasons:

Reason for Recommendation The proposal was not visually intrusive and therefore in keeping with the street scene. It had no negative impact on neighbouring properties and 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.

ii) **21/P/0613/FUH - Little House, Laurel Gardens, Yatton, BS49 4AE** - Demolition and rebuilding of single storey rear extension and proposed erection of a two storey front extension.

RESOLVED: that councillors recommended NOT supporting application 21/P/0613/FUH for the following reasons:

Reason for Recommendation The proposed two storey front extension created an overbearing detrimental impact on the neighbouring property by reason of the close proximity of the new extension to this adjacent dwelling. The access to the site was problematic and Councillors considered that not generally enough information was provided but in particular how these access issues would be overcome.

If the Planning Officers' decision were contrary to the Parish Council's recommendation the Parish Council would still like 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) **21/P/0724/FUH - 21 Horsecastle Farm Road, Yatton, BS49 4BJ** - Proposed erection of a two storey side extension and single storey front extension incorporating a porch.

RESOLVED: that councillors recommended NOT supporting application 21/P/0724/FUH for the following reasons:

Reason for Recommendation The proposed extensions were very close to the neighbouring property and created an overbearing impact on the living conditions of this dwelling in terms of overlooking and loss of privacy.

If the Planning Officers' decision were contrary to the Parish Council's recommendation the Parish Council would still like 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/0211/FUL - 11 White House Road, Claverham, BS49 4LJ - Demolition of existing single storey building (former owners' accommodation) and erection of replacement single storey building with 4no. residential 'pod' accommodation units ancillary to the use of the main property as a residential care home, staff area facilities, storage and management office.

RESOLVED: that councillors recommended supporting application 21/P/0211/FUL for the following reasons:

Reason for Recommendation The replacement single storey building was an improvement to the property that had no impact on the street scene, being positioned at the rear of the site.

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.

v) 21/P/0824/FUL - 4 The Avenue, Yatton, BS49 4DA - Application to vary condition 11 (road junction) attached to planning permission 19/P/2244/FUL (extension to existing dwelling and conversion of existing dwelling into 2no. residential dwellings; erection of 7no. additional dwellings, internal access road, landscaping and associated works) in order to remove the requirement for road junction works, with the erection of a road sign in place thereof.

RESOLVED: that councillors recommended supporting application 21/P/0824/FUL for the following reasons:

Reason for Recommendation The Parish Council were in support of the warning signage for vehicles but wished to suggest that additional signage or markings on the pavement to increase awareness and warn pedestrians of emerging vehicles was equally important.

vi) 21/P/0827/FUH - 7 Grange Farm Road, Yatton, BS49 4RB - Proposed erection of a single storey rear extension to form a garden room.

RESOLVED: that councillors recommended supporting application 21/P/0827/FUH for the following reasons:

Reason for Recommendation The proposed garden room was a most acceptable improvement to the property that had no negative impacts at all. 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.

vii) 21/P/0847/CQA - Land Off Streamcross, Claverham - Prior Approval for the change of use of an agricultural building to 1no. residential dwelling with operational development comprising re-roofing of building; vertical cladding to walls; insertion of windows and doors.

RESOLVED: that councillors recommended NOT supporting application 21/P/0847/CQA for the following reasons:

Reason for Recommendation The Parish Council considered there were no significant changes to this application from the previous one submitted under 20/P/1497/CQA therefore they wished to re-iterate the same comments as follows:

‘The Parish Council considered that the proposal was contrary to the Claverham Neighbourhood Plan and Policy CS33 of the North Somerset Council Core Strategy. It may set a precedent for building that was inappropriate for its rural outlook and setting and furthermore was not required for essential rural workers’.

If the Planning Officers’ decision were contrary to the Parish Council’s recommendation the Parish Council would still like 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 commenting on the Rural Lanes Active Travel Enhancements 268/21 “Access Only” Restriction Consultation.

Since the publishing of this agenda the above item was withdrawn by North Somerset Council. The Parish Council could not comment on a scheme that was no longer being consulted on. The agenda item was deferred until any future proposal was presented.

PLN To consider commenting on the Yatton High Street Pedestrian Safety 269/21 Improvements Consultation.

Further to discussions by Councillors prior to this evening’s meeting draft comments had been formulated and circulated to all Committee members and posted on the website. Councillors raised a number of points on certain sections of the draft comments and discussion ensued on each of these areas which resulted in the following resolutions:

RESOLVED: to retain the following statements within the comments as drafted. The footway on the western side of the High Street narrows to about 30cm just north of the Butcher’s Arms. Pedestrians wishing to continue north are obliged to cross; pedestrians wishing to access the Butcher’s Arms or the shops and businesses just south of it, coming from the Co-op supermarket car park, are also obliged to cross. A new pedestrian crossing in that area would be a useful safety improvement.

The narrow footway continues north of the Butcher’s Arms to Causeway Cottage. This house has been struck repeatedly by large vehicles. As well as being distressing for the occupants, there is the potential for debris to fall on pedestrians. We would like to suggest that the footway on the western side of the High Street from just north of the Butcher’s Arms to just north of Causeway Cottage be made impassable to pedestrians, perhaps by placing bollards, because it is too narrow to be safely negotiated. A wooden telegraph pole or similar, placed at the apex of the small triangular area of footway where Causeway Cottage comes closest to the road, would serve to protect the cottage and also to deter pedestrians.

RESOLVED: not to include the addition of more pathways to the proposed scheme for the new entrance to the school from Coop car park.

RESOLVED: to retain in the comments the raised crossings as proposed in the scheme rather than request that they are made flush with the road surface.

RESOLVED: to retain in the comments the narrowing of the side road entrances as proposed in the scheme rather than request this element to be removed.

RESOLVED: to request in the comments that the no access restrictions proposed on Stowey Road from Well Lane to Cherry Grove are removed from the scheme.

RESOLVED: to approve the comments for submission to the consultation reflecting the above resolutions and to correct the use of the name Causeway Cottage to Causeway House, also to include reference to the crossing at the Butchers Arms assisting the users of Stonecroft Nursery.

MATTERS FOR INFORMATION

PLN North End Development Steering Group Report.

270/21

No meeting had been held to report to the Committee.

PLN Clerk's Report

271/21

i) North Somerset Council were reviewing parking restrictions and were seeking suggestions for locations. The response deadline was 14th May. This was to be on the next agenda for discussion.

ii) Land Off Bishops Road, Bishops Road, Cleeve. Erection of an agricultural building. The Parish Council had recommended not supporting the application and it had been refused by North Somerset Council.

PLN Future Agenda Items for Consideration.

272/21

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

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

Parking Restrictions Review (next agenda).

Chairman

____/____/2021